



## Strategic Housing Land Availability Assessment 2009

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## Foreword

The Strategic Housing Land Availability Assessment (SHLAA) is a snapshot of land which is known to be, or has the potential to be made available for housing development in Lichfield District in the period up to 2026 based on the information currently available. It identifies sites which have the potential to accommodate housing, and estimates their future potential capacity, and assesses the status of sites already allocated for housing in the existing Lichfield District Local Plan, as well as sites which have planning permission for housing. It is recognised that settlements evolve and urban uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but will be reviewed and updated as necessary.

The SHLAA will form part of the evidence base for the production of the Local Development Framework (LDF), including the Core Strategy Development Plan Document (DPD) and subsequent Allocations of Land DPD. The policies and proposals to be contained within the LDF, which will cover housing development, will be based on many considerations, of which this study is only one.

The inclusion of any site in this assessment **does not** indicate that it will be allocated or successfully obtain permission for housing. This version of the SHLAA is published for consultation prior to the preparation of the version that will be submitted alongside the Core Strategy as part of the evidence supporting it. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

Landowners should be realistic and not presume that their sites have risen in value as a result of mention in this report. These sites might never be allocated in the LDF, for example, where they are inconsistent with an approved Core Strategy. Sites allocated for housing in the LDF will be required to provide necessary infrastructure (e.g. roads, open space, affordable housing) in order to be developed, and land values will have to reflect this

As a result of the above considerations of the role of the SHLAA and it's consideration of individual potential housing sites as part of the assessment, it is necessary to include the following disclaimer.

## 1 What is a Strategic Housing Land Availability Assessment?

**1.1** 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. The Guidance makes clear that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. 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.

**1.2** The sites identified by the Lichfield SHLAA can be broadly divided into three categories:

- **Deliverable sites** are those that are available now, are in a suitable location for housing and there is reasonable prospect that housing will be delivered on the site within the next 5 years.
- **Developable sites** are those that are, or are likely to become available for housing development, which satisfy the very broad suitability criteria established by the SHLAA, and where there is a reasonable prospect they could be developed in the future.
- **Not currently developable sites** (in the context of the Lichfield SHLAA), are those that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development at this time. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable.

**1.3** In identifying these potential sites, the SHLAA has assessed:

- The likely level of housing that could be provided if unimplemented planning permissions were brought into development
- Land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing, including within mixed use developments
- The potential level of housing that can be provided on identified land.
- Constraints affecting particular sites and what action could be taken to overcome these.

**1.4** The 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 SHLAA will inform the Core Strategy DPD and subsequent Allocations of Land DPD.

**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.

**1.7** 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.

**1.8** The focus of the Lichfield District Sustainable Community Strategy 2008-2021 is on making existing communities more sustainable so that they meet a greater range of their needs locally. The provision of affordable housing and reducing homelessness are important parts of the Sustainable Community Strategy and the identification of new land for housing is a significant component, contributing to the achievement of these objectives. The Local Strategic Partnership (LSP) has set up a Strategic Housing Partnership that is specifically focused on meeting housing need within the District

## 2 Aims & Objectives

**2.1** Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3). The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to build more homes.

**2.2** The objective of an Assessment is to provide robust information on potential housing sites to:

- Identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites);
- Identify specific developable sites for the medium term (years 6–10) and ideally in the long term (years 11–15), to enable the five-year supply to be topped-up; and
- Where it is not possible to identify specific sites, to indicate broad locations for future growth in years 11 – 15 of the SHLAA period.

### Data availability and baseline

**2.3** 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. The latest accurate data relates to the year 2007/08.

**2.4** The base date for the SHLAA is the current monitoring year of 2008-9 including completions up to the end of March 2008. The SHLAA follows PPS3 and the SHLAA guidance by projecting expected housing supply through to the end of the Plan period (to 2026), hence covering an 18 year time frame, which is longer than the minimum 15 year time frame.

## 3 Targets & Lichfield District Context

**3.1** PPS3 sets out a new approach to planning for housing in Local Development Documents. In their Local Development Documents, local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years, identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. 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 will include the Council's approach to this task and may allocate strategic sites for housing and identify broad areas or types of land for new housing in order to meet these requirements. 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 2009, which this SHLAA and subsequent revisions will inform. Further consultation will be undertaken on identifying housing sites for allocation as part of that DPD where there are additional requirements not allocated in the Core Strategy.

**3.2** The West Midlands Regional Spatial Strategy, approved in June 2004, is currently being reviewed in phases. The Phase Two Revision Draft Submission was formally submitted to the Secretary of State on 21st December 2007 as a 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 extended the consultation to allow additional work on regional housing provision to be carried out to inform an Examination in Public on the revisions, taking place between April and June 2009. 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, although the SHLAA will inform the potential for flexibility within the Core Strategy.

**3.3** 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 April 2008. It identifies 885 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 5,264 additional dwellings to deliver up to 2026 taking into account completions since April 2006 and current outstanding planning permissions.

## 4 Undertaking the Assessment

### Stage 1: Planning the assessment

**4.1** The Practice Guidance (CLG 2007) advocates SHLAAs should be produced on a sub regional basis in partnership with other authorities. However, due to the time constraints to produce a position to inform the Core Strategy for the Local Development Framework and the different timetables for adjacent Local Authorities, Lichfield District Council has decided that (as is permitted by the Guidance) the SHLAA will be produced just for the Lichfield District. However, consultation with neighbouring authorities, to ensure results can be aggregated across areas, is being undertaken concurrently with this consultation on this assessment.

**4.2** The draft methodology was subject to public consultation in September 2007 and the feedback from respondents helped to shape the final version. The work to assess potential sites was carried out by the Development Plans Team and the District Council's Strategic Project Team. The Strategic Project Team is usually composed of District and County Council planning, design and highway officers, but calls on other disciplines such as housing strategy and environmental health disciplines as required. This has meant that their experience of the issues raised by larger and more complex sites has been brought to bear on sites assessment.

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 prior to the publication of the first draft SHLAA in April 2008.

**4.3** 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 the draft Assessment. It was considered that by consulting on the draft, developers and landowners would provide information about achievability (and availability too in some cases), which would then enable complete assessments of deliverability or developability to be made. In practice this has not generally happened, with most responses addressing either the principles of the approach or the perceived merits of individual sites.

**4.4** Following consultation on the first draft SHLAA in April 2008 and consideration of how the finalisation of the SHLAA could involve the development industry in a more positive role, a SHLAA Panel was established to further advise on refining the methodology and the assessment of sites. The Panel comprised representatives of local and national housebuilders, agents Registered Social Landlords and members of the Strategic Project Team. The Panel considered how the SHLAA might be revised in response to some of the issues identified through previous consultation. The Panel agreed a revised approach to the methodology that results in significant change in the SHLAA results compared to the April 2008 draft. In particular this revised SHLAA does not place potential housing sites in a 'not currently deliverable' category simply on the basis of not being in accordance with the policies of the adopted Local Plan. Rather the approach can be considered as encompassing all potential sites but through a screening process determining the potential site yield not only in relation to physical matters but also taking account of the sustainability of the site location. The latter particularly affects potential yield from sites in locations in rural areas outside of settlements or on the edge of smaller villages.



**4.5** In addition the Panel considered detailed issues about how sites would be assessed, including a checklist approach for each site and considering how potential yield would be assessed in terms of availability, appropriate site density and appropriate assumptions on the potential developable areas of a range of site sizes and their build out rates. Having agreed the approach to assessment the Panel then considered a sample of sites to which the methodology was applied to review whether the approach gave reasonable results. As a result the revised approach to site assessment has been applied to all the potential sites within the assessment.

## **Stage 2: Determining sources of site to be included in the assessment**

**4.6** Original sources of sites that have been covered in the Assessment are listed in Table 3.1 of the methodology.

**4.7** 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.

**4.8** The various potential sources of potential housing supply were then taken through to the next stage, Stage 3, the Desktop review.

## **Stage 3: Desktop review of existing information**

**4.9** The Council were able to use a number of existing sources of information on potential housing sites to derive an initial site database to allow the review and update of site information. These included sites already within the formal planning application process and other potential sites contained within the existing Urban Capacity Assessment, the Local Plan and sites submitted to the withdrawn Core Strategy in 2005. The Strategic Project Team were also able to advise on potential sites that could be assessed.

**4.10** In order to supplement this, a six week consultation process was undertaken in September 2007 with landowners, developers, agents, neighbouring authorities and parish councils. This process invited the submission of any sites from across the District that they considered to be suitable for consideration, by way of a standard pro-forma. A drop in session was also held where potential developers and landowners were invited to discuss possible sites and the information necessary to include them in the Assessment.

**4.11** During the SHLAA process the District Council has received independent advice on the methodology for the SHLAA and the approach taken for the publication of the April 2008 draft assessment. The advice, from the Planning Officers Society, is reproduced at Appendix G. Some of the key messages from that advice relate to the need to amend the methodology for the next iteration of the SHLAA, including advice on the nature of the desktop review and determining the sites and areas to be surveyed. This document represents the next iteration of the SHLAA and has sought to follow the advice given, including:

- Additional 'walking survey' to ensure more comprehensive identification of potential sites in sustainable locations;

- Modifications to the information included in the site assessment schedules;
- Setting up a SHLAA Panel to consider the deliverability of sites against appropriate criteria;
- Ensuring that the sites assessment includes an approach to site assessment that is related to the RSS requirements and establish principles for considering which sites are reasonable candidates for consideration taking account of whether or not they are in a sustainable location in the context of Lichfield District.

**4.12** 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 01/04/08 have been used. In all, the survey and assessment has identified some 521 potential housing sites for consideration ranging in scale from single dwellings to a new settlement of 5,000 dwellings and including many strategic scale sites that if developed would form urban extensions to Lichfield, Burntwood and larger rural settlements.

#### **Stage 4: Determining sites and areas to be surveyed**

**4.13** It was clear that the yield from existing built up areas would not be sufficient to meet the RSS requirements and therefore release of housing sites outside of existing settlement boundaries would be necessary. It was considered therefore that the survey should focus in and around the settlements with boundaries identified in the Local Plan. It was also decided that all of the sites identified in the desktop review were visited and surveyed in accordance with the Guidance.

**4.14** Whilst on site, surveyors also visited the surrounding the area to identify any potential sites missed by the desktop review.

**4.15** The Panel agreed with this approach so that no sites likely to have the potential to be deliverable or developable sites should be excluded from the process.

#### **Stage 5: Carrying out the survey**

**4.16** All sites identified in the Desktop study process were visited and assessed in-house against the pro-forma that had also been used to submit sites. This ensured information was recorded and assessed with a degree of consistency, allowing an up-to-date assessment on development progress, physical features, characteristics and the identification of any possible constraints to development.

**4.17** The following characteristics were recorded in the site database:

- Site size
- Site boundaries
- Current use
- Surrounding land uses
- Character of surrounding area
- Obvious physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of buildings or pylons;
- Development progress, e.g. ground works completed, number of homes started and number of homes completed; and

- Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.
- Current planning policy
- Designations (landscape and nature conservation)
- Known contamination
- Flood risk

## Stage 6: Estimating the housing potential of each site

**4.18** Following the publication of the Draft Assessment, the SHLAA Panel agreed the following density assumptions:

- If the site has a layout and proposed yield then this will be considered by the project team for appropriateness.
- For sites with planning permission over 10 units, the potential yield will be assessed taking account of the known information for the site.
- For other sites, the character of the surrounding area or similar nearby permissions will be taken into consideration, and unless evidence suggests otherwise, in general terms:
  - 30dph to be applied as a minimum, in rural locations
  - 40dph to be applied in urban locations
  - 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.
  - The following net density area ratios were applied:

Site Size	Gross Net Ratio Standard
Up to 0.4 Hectare	100%
0.4 - 2 Hectare	80%
2 Hectares and above	60%

Table 4.1

**4.19** The ratio standards derive from “Tapping the Potential”<sup>(i)</sup> and use the mid-point of each suggested standard.

**4.20** It is important to recognise that yields may be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

i Tapping the Potential: Assessing urban housing capacity: towards better practice (DETR, Dec 2000)

## Stage 7: Assessing when & whether sites are likely to be developed

**4.21** The Guidance divides Stage 7 into four sub stages to assess suitability, availability and achievability of potential sites for new housing and to consider overcoming constraints. The sites were all assessed by the Strategic Project Team under these stages. The draft SHLAA took into account existing policy restrictions and where sites were not in accordance with the adopted development plan (made up of the Local Plan, Structure Plan and RSS) then sites were classified as “not currently developable”. Whilst this approach did not remove sites from the Assessment and also demonstrated that those existing policies would need to change through the Core Strategy process, this approach was reconsidered following consultation on the draft SHLAA of April 2008 and subsequently determined to be inappropriate. The SHLAA Panel advised that the approach should be revised and proposed an approach to finalise the assessment. This was applied to a number of sample sites and then agreed by the Panel. The following approach was then applied to all sites and agreed by the Panel.

### 7a – Assessing Suitability for housing

#### *Sustainable Mixed Communities*

**4.22** A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. It was clear when undertaking the assessment that the identification of sites should not be confined to the existing settlement boundaries. Each site was assessed for the contribution it would make to sustainable mixed communities.

**4.23** 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.

**4.24** In the context of the District, the Core Strategy Preferred Option Paper considers that the top 6 ranking rural settlements (Armitage with Handsacre, Shenstone, Fazeley, Alrewas, Little Aston and Whittington) and Fradley upon completion of the Local Centre, and the urban centres of Burntwood and Lichfield, are the most sustainable communities. The core strategy preferred option assumes that Streethay is part of Lichfield, as does this study.

**4.25** Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage with Handsacre, Shenstone, Fazeley, Alrewas, Fradley, Little Aston and Whittington, it is considered for the purposes of the assessment to contribute to sustainable mixed communities. If a site is located away from these settlements then 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 that would allow a different conclusion to be drawn. It is

recognised that a site may be adjacent to a sustainable community but some distance from services and facilities. Therefore each site has been examined to see how it contributes to those sustainable communities. If a site is considered not to make a contribution to sustainable mixed communities then it is considered not suitable.

#### *Policy Restrictions*

**4.26** In the draft SHLAA, sites were assessed against existing policies and where these would stop a site coming forward now, such as a site being in the green belt, a site was considered not suitable for development now and given an assessment of 'not currently developable'. A number of comments were received on the draft that felt that this approach was not useful in showing which sites would be suitable in the longer term under a change of policy. The Panel agreed that existing development policies that affected sites should be identified but these would not necessarily make a site unsuitable at this stage.

**4.27** The Panel agreed that the Core Strategy Preferred Option Paper provided a suitable approach to assessing sites against existing policy. The Panel agreed that sites that fell outside existing settlements, were in the green belt or on land currently allocated for other uses would not necessarily be considered unsuitable. Sites which fell outside the existing 'sustainable settlements' (identified above) were considered to fall within a broad area of search for sites. Outside of this broad area of search, it was considered that from a strategic policy view that sites would not be considered suitable.

#### *Physical Problems or limitations*

**4.28** Each site was assessed for access and infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Where these were considered so significant as to affect a site coming forward then the site was considered unsuitable.

**4.29** For assessing flood risk, the latest flood risk maps from the Environment Agency were used. Where sites include an area of flood risk, a flood risk assessment may be required. Where a site fell within flood risk zone 3 then this element was considered unsuitable and density was calculated on the remaining area of the site.

**4.30** Contaminated land data from the District Council's Environmental Health team was used to identify any significant issues. A 50m buffer was applied to each contaminated land source point and if a site contained part of the buffer and the contamination was considered significant then this was noted.

**4.31** Historic landfill data from the Councils Environmental Health team was also used to identify any significant issues. A 50m buffer was applied to each landfill site and if a site contained part of the buffer then the landfill was noted.

**4.32** Information on coal subsidence areas was also used to show where work may be required.

**4.33** The site assessments used available information on access and highways issues in many cases with transport information from prospective developers. Where considered by the Strategic Project Team, there was direct input from the County Council Highways team. However, in some cases, particularly with larger scale sites, there could be significant transportation

issues that require more detailed assessment. It is difficult to make an assumption with desk-top exercises to overcome physical constraints and in some cases further detailed assessment will be required. This may impact on the achievability of some sites.

**4.34** Any other physical problems were identified on site and noted including landform features that could have implications on capacity.

#### *Potential Impacts*

**4.35** Sites were assessed for the effect of any development on the landscape features or conservation. This included looking at conservation areas, listed buildings, SSSI's, TPO's, Ancient Woodland, Agricultural Land Classification, SBI's and the River Mease SAC.

**4.36** Key issues relevant to the principle of development or capacity include the presence of statutory and non-statutory biodiversity sites, protected species, BAP habitats and species, the need to provide green infrastructure, the impact of the development of the site on local landscape character and whether the site falls within the Sutton Park to Cannock Chase Biodiversity Enhancement Area (BEA) and/or the Forest of Mercia.

**4.37** Whilst the presence of any of these may not necessarily prevent the development of the site, they may affect the number of houses that the site can support through, for example, a requirement to provide buffer land next to a protected site, the need to provide mitigation for protected species, the provision of green infrastructure or landscape enhancements or contributions to biodiversity objectives, including the BEA.

**4.38** Sites that fall within the BEA and/or the Forest of Mercia would be expected to contribute to the delivery of their objectives. This is particularly true of the larger sites which will need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

**4.39** Sites were surveyed by the Councils Countryside Team and sites that are within 1km of protected sites such as SSSI's, SBI's or SAC were noted. Potential protected species on the sites were also identified. Where it is felt that these would impact on the suitability of the sites these have been noted and the promoter of the site asked to undertake survey work. It is likely that further survey work will be required to identify more precisely the impact the presence of these areas and species would have on the suitability of the sites.

**4.40** Notwithstanding this, survey(s) should be completed, impact assessments carried out and any necessary measures to protect species and habitat incorporated into a scheme before the preparation of final plans and/or permissions are sought. Where possible the proposals should include measures to enhance the environment for protected species or other elements of biodiversity.

#### *Environmental conditions*

**4.41** Each site was assessed to see if there would be conditions experienced by prospective residents that would make them unsuitable.

### **7b Assessing Availability for housing**

**4.42** 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 be likely take to relocate have been considered.

**4.43** Where a site has planning permission, it is assumed that the development will commence within 5 years.

**4.44** On submitted sites, advice from the promoter has been taken and consideration of any other work required before building can commence.

**4.45** The assessment of availability will assist in deciding whether a suitable and achievable site is considered as either deliverable or developable. Where sites are considered to start within 5 years from the date of the adoption of the plan then they have been assessed as 'deliverable'. Where sites are considered to be unable to commence until after the first 5 years then these are considered as 'developable'.

### **7c Assessing Achievability for housing**

**4.46** A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time.

**4.47** For sites that have outstanding permission, then landowners / agents were asked if and when the permission would be implemented. Where they have confirmed that they will not implement the permission, consideration will be given to the reasons behind this and whether it is likely that the site can come forward again in the future. Where an owner / agent has advised that the permission will be implemented then it is considered that the site is achievable.

**4.48** Feedback on required infrastructure has been given to promoters of sites and they have been asked about the impact such requirements would have on viability. The Panel also advised on possible viability impacts.

### **7d Overcoming constraints**

**4.49** This assessment will be consulted on and landowners / agents will be asked to look at any identified constraints and to consider whether there are ways to overcome them without impacting on the achievability of the site.

## **Stage 8: Review of assessment**

**4.50** The assessment methodology provides for a review of the findings of the assessment following consultation. It's purpose is to consider refined site assessments, including when sites are likely to come forward, against the policy background of the Regional Spatial Strategy, in order to identify whether enough housing potential has been identified to meet a 10 year requirement for sites in line with PPS3: Housing. In this case the emerging requirements for Lichfield District contained within the Regional Spatial Strategy Phase 2 Partial Review have been taken as the benchmark for the assessment.



**4.51** The outcome of the assessment has shown that there is a significant surplus of specific deliverable sites related to the identified sustainable communities within the District in order to meet the 10 year requirement for sites, so that this will enable choices of preferred sites in suitable locations to be made through the Core Strategy and Allocations of Land DPD process. In addition there are developable sites identified that would enable further choices to be made for development beyond the first 5 years, although nearly all of this potential lies within a potential new settlement location.

**4.52** This outcome means that there is no need to seek further sites to top up the assessment, nor any need to re-visit the assumptions made through the assessment process. Neither is there a need for the Strategic Project Team to consider whether additional broad locations for potential housing need to be identified. This optional stage in the SHLAA process is identified within the SHLAA Methodology in cases where the assessment has identified insufficient sites. In practise the processes carried out in the SHLAA methodology, followed alongside the preparation of the Core Strategy, have been successful in identifying sufficient potential housing sites to meet the full requirements for 15 years beyond the end of the likely adoption date for the Core Strategy.

### **Stage 10: Determining the housing potential of windfalls**

**4.53** PPS3 places the onus on Housing Land Availability Assessments to be based upon specific sites and broad locations where necessary and only to include an allowance for windfalls if it can be justified by local circumstances. Whilst there is a history of windfall developments taking place within the District, taking account of the results of the site based assessment it is not proposed to include any allowance for windfalls within the estimates of housing potential made in this assessment. Where windfall developments do occur in the future they will be accounted for future reviews of the SHLAA.



## 5 Summary of Potential Provision & Conclusions

**5.1** In total 521 sites have been identified and assessed through the process with a remaining capacity for 18,462 dwellings identified in sites considered to be deliverable or developable in addition to 885 dwellings already completed at April 2008. The results of the assessment are shown in the table below. Sites have been associated with their nearest settlement. Where sites would not or do not have close ties with a settlement they have been classed as outside settlement / other rural sites.

**5.2** The figures for each settlement refer to sites which are within the respective settlement boundaries or adjacent sites which are closely associated to the settlements (these sites are shown on the settlement maps). There are also a number of sites which are classified as "Outside Settlement" but are considered to be deliverable or developable, most of these sites having planning permission, Such sites, not related to any particular settlements, are grouped separately for the purpose of this assessment.

Settlement	Completions		Deliverable Commitments					Developable Commitments		Sites outside Planning Process		Total
	06-07	07-08	U/C	PP Full	PP Full s106	PP Out	PP Out s106	PP Full	PP Out	Deliverable	Developable	
Lichfield	234	441	244	162	14	87	61	2	6	3386	343	4980
Burntwood	25	18	38	42	0	60	10	0	0	2925	331	3449
Armitage with Handsacre	18	23	10	7	0	15	0	0	0	285	40	398
Alrewas	2	0	4	16	0	0	0	0	0	261	0	283
Fazeley	4	62	16	18	0	82	0	0	0	866	10	1058
Fradley	0	0	1	7	0	1	0	0	0	2219	228	2456
Little Aston	1	0	7	12	0	4	0	0	0	19	20	63
Whittington	0	19	3	0	0	1	0	0	0	105	0	128
Shenstone	5	0	7	24	0	0	0	0	0	159	121	316
<b>Total</b>	<b>289</b>	<b>563</b>	<b>330</b>	<b>288</b>	<b>14</b>	<b>250</b>	<b>71</b>	<b>2</b>	<b>6</b>	<b>10,225</b>	<b>1093</b>	<b>13,131</b>
Colton	0	0	2	10	0	0	0	0	0	0	0	12
Hamstall Ridware	0	0	1	0	0	0	0	0	0	0	0	1
Hill Ridware	2	4	11	20	0	2	0	0	0	0	0	39
Longon	0	0	0	0	0	1	0	0	0	0	0	1
Upper Longdon	0	0	1	2	0	0	0	0	0	0	0	3
Kings Bromley	0	2	6	4	0	1	0	0	0	0	0	13
Hammerwich	0	0	5	0	0	0	0	0	0	0	0	5

Settlement	Completions		Deliverable Commitments					Developable Commitments		Sites outside Planning Process		Total
	06-07	07-08	U/C	PP Full	PP Full s106	PP Out	PP Out s106	PP Full	PP Out	Deliverable	Developable	
Stonnall	1	0	1	1	0	0	0	0	0	12	0	15
Drayton Bassett	0	0	1	1	0	0	0	0	0	0	0	2
Hopwas	7	3	2	2	0	0	0	0	0	0	0	14
Wigginton	0	0	4	1	0	0	0	0	0	0	0	5
Elford	1	1	1	0	0	0	0	0	0	0	0	3
Harlaston	0	0	2	1	0	0	0	0	0	0	0	3
Edingale	0	0	0	1	0	0	0	0	0	4	4	9
Clifton Campville	1	2	4	0	0	3	0	0	0	0	0	10
<b>Total</b>	<b>12</b>	<b>12</b>	<b>41</b>	<b>43</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>4</b>	<b>135</b>
North of Tamworth	0	0	0	0	0	0	0	0	0	0	0	0
East of Rugeley	0	0	0	0	0	600	80	0	0	0	279	959
Outside Settlements	1	8	56	29	1	8	0	0	0	19	5000	5122
<b>Total</b>	<b>302</b>	<b>583</b>	<b>427</b>	<b>360</b>	<b>15</b>	<b>865</b>	<b>151</b>	<b>2</b>	<b>6</b>	<b>10,260</b>	<b>6376</b>	<b>19,347</b>

Table 5.1 SHLAA Results

**5.3** There has been a small number of demolitions since the start of the current plan period. There were 8 demolitions during 2006/07 and 2 demolitions in the following year (2007/08). The Phase 2 RSS submission assumes that there will be 72 demolitions in the District in the 20 year plan period.

## Indicative Housing Trajectory

**5.4** Sites listed as not currently developable have not been included in the results above, but have been reproduced in the appendices. These sites are not excluded from future consideration and if additional information becomes available then the assessment of these sites may change in future revisions, however they currently do not represent sites that are considered to be likely to be appropriate to contribute towards housing provision.

**5.5** The deliverable sites identified within Lichfield District, for the period April 2008 to the end of March 2013, total approximately 12,078 dwellings. 427 of these are under construction and 1391 have full or outline planning permission. Looking beyond 2013, there is a developable supply of some 6,384 dwellings.

**5.6** The RSS requirement for 8,000 homes between 2006 and 2026, equates to the need to provide 400 new homes each year, 2,000 over a five year period and 4,000 for 10 years. 885 dwellings were built 2006-2008 which slightly exceeded the proposed RSS requirement. However, since April 2008 there has been a significant reduction in the rate of completions, the implications of which will need to be considered when this assessment is updated to an April 2009 base date.

**5.7** From this assessment of sites it can be concluded that Lichfield District there are more than enough housing potential sites to meet the currently identified requirements. This allows the Authority a genuine strategic choice for locations for the Core Strategy, which can identify a spatial development approach to a housing trajectory that provides for an even rate of development over 5, 10 and 15 year periods to take place in appropriate locations.

**5.8** It is to be expected that the bulk of the housing sites needed for the first 5 years would come from the stock of existing permissions and sites already under construction. This amounts to just over 1,800 dwellings. This also means that some additional sites will need to be released, drawn from the stock of deliverable sites, in time to be able to contribute to completions towards the end of the first 5 year period. Years 5 to 10 will need to largely rely on the release of further sites from within the deliverable stock of 10,260 sites that are currently outside the planning process, sufficient to enable at least a further 2,000 dwelling completions, as part of an overall and longer term trajectory related to a spatial development strategy determined by the preparation of the Core Strategy. This will need to include the phased release of a number of strategic scale sites in order to achieve an even rate of growth.

## Large Sites

**5.9** Although the SHLAA identifies deliverable sites for some 12,078 dwellings, on the basis that the sites would be able to commence within 5 years, where larger sites are involved there will be a limit to how many dwellings would be completed annually. This factor would need to be taken into account in determining a housing trajectory alongside estimates of when individual sites would be able to be started. The issue of 'build out' rates for housing sites was considered by the SHLAA Panel, which agreed that landowners and agents were likely to be best placed to estimate 'build out' rates and that they should be consulted on this aspect. In the absence of this information it was agreed that the following 'build out' rates for different sized sites would be appropriate:

- Up to 25 dwellings completed in first year of building
- Maximum of 50 dwellings per year for a single developer
- Sites up to 250 dwellings: assume single developer (50 dwellings per year)
- Sites 251 to 500 dwellings: assume 2 developers, i.e. 2 x 50 dwellings per year
- Sites 501+: assume 3 developers, i.e. 3 x 50 dwellings per year
- Ceiling of 150 dwellings per year for all sites.

**5.10** However, views on these 'build out' rates are welcome through this consultation.

## 6 Monitor & Review

**6.1** The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against targets derived from the Regional Spatial Strategy once adopted. This version of the SHLAA will be subject to consultation during April - June 2009 and the responses received will be considered to enable an updated version to be published alongside the publication in October 2009 of the Core Strategy that the Council intends to submit to the Secretary of State early in 2010. The October 2009 version of the SHLAA will also be able to incorporate an additional years information on housing completions, starts and planning permissions and so its base date for housing figures will be brought forward to April 2009.

**6.2** Thereafter the SHLAA will be subject to a process of annual review as part of the preparation of the Annual Monitoring Report that is required to be submitted to the Government Office.



## SHLAA Panel

## Appendix A SHLAA Panel

The SHLAA guidance advocates that the SHLAA should be prepared in partnership with key stakeholders, preferably the housing market partnership (where it exists). This should include house builders, social landlords, local property agents, local communities and other agencies and should be involved from the outset of the assessment.

Taking account of local circumstances in relation to housing market partnerships and the assessments of other authorities the Council determined to set up a SHLAA Panel related to the District assessment. This was set up following the consultation on the initial draft of the Assessment and whilst not set up at the outset of the process its remit was extended to consider the methodology and the detailed approach to site assessment, as set out earlier in this Assessment.

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

- Lichfield District Council: representatives from Planning Policy, Development Control, Urban Design and Conservation and Housing Policy teams;
- Staffordshire County Council: a representative from the County Highways Development Control team;
- An Environment Agency representative;
- Representatives from planning consultants active in the area: CT Planning, Pegasus Planning; Development Planning Partnership, First City and Nick Sedgewick (independent planning consultant)
- Myles Tydeman estate agent
- Representatives from the housebuilding industry: Lioncourt Homes, Miller Homes and Walton Homes.

The principal function of the Panel was to establish the potential deliverability and developability of sites identified for housing development. The specific terms under which the panel operated were agreed by the Panel and defined as:

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



## Schedule of all Sites





## *All Sites Source/Deliverability/Yield by settlement*

<i>Settlement</i>		<i>Alrewas</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Full	Deliverable	1	230	Main Street, 38, Alrewas	
Planning Permission Full	Deliverable	2	204	Cotton Close Land Off, Alrewas	
Planning Permission Full	Deliverable	3	454	Main Street, 60-64, Alrewas	
Planning Permission Full	Deliverable	10	123	Fox Lane, Alrewas	
Submission	Deliverable	8	46	Mastrom Printers, Park Road, Alrewas	
Submission	Deliverable	16	36	East of A513, South Canal, West Canal Cottages, Alrewas	
Submission	Deliverable	237	28	Essington House Farm, Alrewas	
Submission	Not Currently Developable	2	439	18 Mill End Lane, Alrewas	
Under Construction	Deliverable	1	229	Main Street, 156, Alrewas	
Under Construction	Deliverable	1	281	Furlong Lane 50, Alrewas	
Under Construction	Deliverable	2	124	Main Street, Alrewas	

<i>Settlement</i>		<i>Armitage Handsacre</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Full	Deliverable	1	214	Glebe Road 8, Land adj, Handsacre	

***NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.***

Planning Permission Full	Deliverable	1	234	New Road, 3 Land adj, Armitage
Planning Permission Full	Deliverable	1	241	Old Road 94 and 96, Armitage
Planning Permission Full	Deliverable	4	274	Uttoxeter Road land rear, 19-27, handsacre
Planning Permission Outline	Deliverable	15	178	The Poplars, Tuppenhurst Lane, Handsacre
Submission	Deliverable	10	411	62 New Road, land rear of, Armitage
Submission	Deliverable	14	421	land to rear of 79 New Road
Submission	Deliverable	20	379	Church Farm, Armitage
Submission	Deliverable	108	92	Brick Kiln Farm, Land at, Armitage with Handsacre
Submission	Deliverable	123	91	Lichfield Road, East of, Armitage with Handsacre
Survey	Deliverable	10	121	Garage Site, Handsacre
Survey	Not Currently Developable	7	122	Old Road, Armitage
Under Construction	Deliverable	1	288	St Lukes Church Hall, Handsacre
Under Construction	Deliverable	2	287	Rectory lane, Land Rear 1-5
Under Construction	Deliverable	7	286	The Olde Peculiar PH, Handsacre
Urban Capacity Study	Developable	40	120	Armitage Shanks, Armitage

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**Settlement**      *Burntwood*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>ID1</b>	<b>Location</b>
Planning Permission Full	Deliverable	1	221	Highfields Road 165A, Chasetown
Planning Permission Full	Deliverable	1	250	Princess Street 113

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Planning Permission Full	Deliverable	1	251 Princess Street, 4-6
Planning Permission Full	Deliverable	1	252 Queen Street, 4
Planning Permission Full	Deliverable	1	253 Rake Hill land at
Planning Permission Full	Deliverable	1	258 Spinney Lane Land adj 49 Chase Terrace
Planning Permission Full	Deliverable	1	260 St josephs Church, Chasetown
Planning Permission Full	Deliverable	1	397 High Street 50, Land rear of, Chase Terrace
Planning Permission Full	Deliverable	1	452 Hawthorn, Ogle Hay Road, Burntwood
Planning Permission Full	Deliverable	1	460 Springhill Road 103, Land Adj, Burntwood
Planning Permission Full	Deliverable	1	461 Springhill Road 5, Land Adj
Planning Permission Full	Deliverable	1	463 The Crescent 40, Burntwood
Planning Permission Full	Deliverable	3	307 Chase Terrace Post Office
Planning Permission Full	Deliverable	3	453 High Street 33, Chase Terrace
Planning Permission Full	Deliverable	3	458 Queen Street 32, Chasetown
Planning Permission Full	Deliverable	4	401 Springhill Road 90, Chasetown
Planning Permission Full	Deliverable	17	499 Church Street 13-19
Planning Permission Full	Not Currently Developable	1	195 Cannock Road, 22
Planning Permission Outline	Deliverable	1	175 Sprinhill Road, 107
Planning Permission Outline	Deliverable	1	448 Squirrels Hollow, 8, Land Adj, Burntwood
Planning Permission Outline	Deliverable	1	471 Rugeley Road 123, Burntwood
Planning Permission Outline	Deliverable	2	163 Cannock Road, 21, Land Rear Off Burntwood

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Planning Permission Outline	Deliverable	5	167 Hill Street, 1-3
Planning Permission Outline	Deliverable	50	143 Hammerwich Hospital
Planning Permission Outline s106 residential	Deliverable	10	156 Queen Street, 82-84
	Not Currently Developable	2	522 Sycamore Road Garage Court
Submission	Deliverable	6	129 Rugeley Road 19, Rear of, Chase Terrace
Submission	Deliverable	8	98 High Street 51-55, Chasetown
Submission	Deliverable	8	99 St Josephs Church and Presbytery, Chasetown
submission	Deliverable	8	409 58b High Street, Chase Terrace
Submission	Deliverable	13	479 103 High Street, Burntwood
Submission	Deliverable	17	3 Lambourne House Rear of, Bridge Cross Road
Submission	Deliverable	17	5 Greenwood House OPH
Submission	Deliverable	17	152 The Greyhound PH, Burntwood
Submission	Deliverable	17	496 Land South of Cannock Road, Burntwood
Submission	Deliverable	20	478 Bridge Cross Garage, Cannock Road, Burntwood
Submission	Deliverable	79	71 Norton Lane, South of, Burntwood, Area 4
Submission	Deliverable	80	483 Land at Stockhay Lane, Hammerwich
Submission	Deliverable	205	497 Land East of Milestone Way, Burntwood
Submission	Deliverable	377	482 Farewell Lane, Burntwood
Submission	Deliverable	432	70 Hospital Road, East of, Burntwood, Area 2
Submission	Deliverable	440	494 Land North of Church Road, Burntwood

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Submission	Deliverable	500	102 Highfields Road, Land off, Chasetown
Submission	Deliverable	681	69 Hanney Hay Road, North of, Burntwood, Area 1
Submission	Developable	37	4 Chase Terrace Primary School Rear of, Rugeley Road
Submission	Developable	40	7 Maple Close, Burntwood
Submission	Developable	45	12 The Abattoir, Eastgate Street, Chase Terrace
Submission	Developable	66	119 Mount Road, Land at, Burntwood
Submission	Not Currently Developable	122	42 Rake Hill, Burntwood
Submission	Not Currently Developable	149	404 Rugeley Road, land to the east of
Submission	Not Currently Developable	445	93 Meg Lane, Land at, Burntwood
Submission	Not Currently Developable	694	477 Bleak House Farm, Burntwood
Survey	Developable	5	420 land to west of 193 Cannock Road
Survey	Developable	10	429 Cottage of Content PH, Queen Street, Chasetown
Survey	Developable	94	498 Land North of Church Street, Burntwood
survey	Not Currently Developable	0	514 Mossbank Avenue Garage Court
Survey	Not Currently Developable	0	524 Laburnum Grove Garage Court 1
Survey	Not Currently Developable	0	525 Laburnum Grove Garage Court 2
Survey	Not Currently Developable	0	527 Hill Street Garage Court 2
Survey	Not Currently Developable	0	528 Hill Street Garage Court 3
survey	Not Currently Developable	0	529 Ash Grove Garage Court
survey	Not Currently Developable	2	513 Woodland Way Garage Court

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survey	Not Currently Developable	2	515 Thistledown Avenue garage court 2
survey	Not Currently Developable	2	517 Thistle Down Avenue Garage Court 3
Survey	Not Currently Developable	2	521 Chase Road Garage Court
Survey	Not Currently Developable	2	526 Hill Street Garage Court 1
Survey	Not Currently Developable	2	530 Cottage Close Garage Court
survey	Not Currently Developable	2	531 Edwards Road garage Court
Survey	Not Currently Developable	2	532 Cottage Lane Garage Court
Survey	Not Currently Developable	2	538 Foxhills Close Garage Court
Survey	Not Currently Developable	2	541 Hospital Road Garage Court
Survey	Not Currently Developable	3	516 Thistledown Avenue garage court 1
survey	Not Currently Developable	3	535 Summerfield Road Garage Court
Survey	Not Currently Developable	3	540 Manor Rise Garage Court 2
survey	Not Currently Developable	4	510 Glenmore Avenue Garage Court 1
survey	Not Currently Developable	4	511 Cedar Road Garage Court 2
Survey	Not Currently Developable	4	512 Glenmore Avenue Garage Court 2
survey	Not Currently Developable	4	518 Leafenden Avenue Garage Court
survey	Not Currently Developable	4	519 keepers close garage court
Survey	Not Currently Developable	4	523 Poplar Avenue Garage Court
survey	Not Currently Developable	4	533 Avon Road
survey	Not Currently Developable	4	534 Queen Street Garage Court

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survey	Not Currently Developable	4	536 Newgate Street Garage
Survey	Not Currently Developable	4	539 Manor Rise Garage Court 1
Survey	Not Currently Developable	5	537 Grange Road Garage Court
survey	Not Currently Developable	6	520 Russett Avenue Garage Court
Survey	Not Currently Developable	7	509 Cedar Road Garage Court
Survey	Not Currently Developable	246	507 Mount Road Industrial Estate
Under Construction	Deliverable	1	249 Princess Street Land adj 9
Under Construction	Deliverable	1	291 Squirrel's Hollow, 3
Under Construction	Deliverable	1	309 Princess Street, Land to the rear of 61
Under Construction	Deliverable	1	315 Mortuary, Edwards Road
Under Construction	Deliverable	1	466 Chorley Road Land tRear of 186/188
Under Construction	Deliverable	2	259 Spinney Lane, 71
Under Construction	Deliverable	2	306 Highfields, 3
Under Construction	Deliverable	2	308 Thorpe Street, 4
Under Construction	Deliverable	2	310 Rugeley Road, Rear of 45-47
Under Construction	Deliverable	2	311 Water Street, 62
Under Construction	Deliverable	2	312 Baker Street, 14-16
Under Construction	Deliverable	2	313 High Street 52/52a
Under Construction	Deliverable	2	314 Queen Street, land rear 83-87
Under Construction	Deliverable	2	398 Pavors Road, Land rear 15- 17, Chasetown

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Under Construction	Deliverable	6	155 High Street, 144
Under Construction	Deliverable	9	158 Travellers Rest, Chase Road, 237
Urban Capacity Study	Developable	8	147 Garage Site, Swan Island, Burntwood
Urban Capacity Study	Developable	11	146 High Street 100-126, Burntwood
Urban Capacity Study	Developable	23	151 Squash Club, Spinney Lane, Burntwood

**Settlement** *Clifton Campville*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Outline	Deliverable	1	444 Chestnut Lane 11, Land at rear of, Clifton
Planning Permission Outline	Deliverable	2	176 The Chestnuts, Hillview
Submission	Not Currently Developable	10	107 Lullington Road
Under Construction	Deliverable	1	344 Main Street, 117
Under Construction	Deliverable	1	346 Hill Top Farm Cottage, land adj
Under Construction	Deliverable	1	347 Main Street, 127-129, Clifton Campville
Under Construction	Deliverable	1	349 Main Street 96

**Settlement** *Colton*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Full	Deliverable	5	79 High Street, Littlehay Manor Farm, Colton (Barns)
Planning Permission Full	Deliverable	5	153 High Street, Littlehay Manor Farm, Colton
Submission	Not Currently Developable	3	73 Bellamour Way, Rear of School House, Colton

***NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.***



Submission	Not Currently Developable	40	74 High Street, Colton
Survey	Not Currently Developable	2	75 High Street 2, Colton
Survey	Not Currently Developable	3	76 Martin Lane, Colton
Survey	Not Currently Developable	3	77 The Paddock, Bellamour Way, Colton
Survey	Not Currently Developable	5	78 Oldham Cottages, Rear of,
Under Construction	Deliverable	2	324 Ye Olde Dun Cow, Colton

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**Settlement**      *Drayton Bassett*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Full	Deliverable	1	247 Post Office, Drayton Bassett
Under Construction	Deliverable	1	294 Drayton Lane, 53

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**Settlement**      *East of Rugeley*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Outline	Deliverable	600	173 Rugeley ERZ
Planning Permission Outline s106	Deliverable	80	157 Rugeley ERZ Local Centre
Submission	Developable	15	27 Rugeley Road, South of (Part CC District)
Submission	Developable	264	406 Borrow Pit, Power Station

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**Settlement**      *Edingale*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
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Planning Permission Full	Deliverable	1	270	The Old Vicarage, Edingale
Submission	Deliverable	4	407	14/16 Pessall Lane, Edingale
Submission	Not Currently Developable	3	48	Peartree Cottage, Lullington Road
Submission	Not Currently Developable	12	65	Lullington Road Land At, Edingale
Submission	Not Currently Developable	37	37	Lullington Road, Edingale
Submission	Not Currently Developable	126	50	Croxall Road, Mary Howard Primary, Edingale
Submission	Not Currently Developable	262	49	Raddle Lane/ Lullington/ Croxall Road, Edingale
Survey	Developable	4	427	Black Horse PH, Edingale

**Settlement**      *Elford*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Omission Site	Not Currently Developable	14	133	The Beck, Elford
Submission	Not Currently Developable	11	35	The Shrubbery, Elford
Submission	Not Currently Developable	43	489	Land East of Burton Road, Elford
Submission	Not Currently Developable	46	86	Webbs Farm, South of, Elford
Under Construction	Deliverable	1	362	Eddies Lane, land adj 2

**Settlement**      *Fazeley*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Omission Site	Deliverable	79	140	Mile Oak, Fazeley
Planning Permission Full	Deliverable	1	201	Coleshill Street, 85

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Planning Permission Full	Deliverable	1	262 Stud Farm Drive, 9
Planning Permission Full	Deliverable	2	200 Coleshill Street, 59
Planning Permission Full	Deliverable	14	117 The Boathouse, Fazeley
Planning Permission Outline	Deliverable	1	171 Reindeer Road 1 (Land adj), Fazeley
Planning Permission Outline	Deliverable	2	161 Brook End, Garage Court Rear, 41-43
Planning Permission Outline	Deliverable	2	162 Buxton Avenue and Brook End
Planning Permission Outline	Deliverable	77	118 Laurel House, Fazeley
Submission	Deliverable	5	410 61 Coleshill Street, Fazeley
Submission	Deliverable	7	440 14 The Green, Bonehill
Submission	Deliverable	8	100 The Green 20 & 24, Land Rear of, Bonehill
Submission	Deliverable	25	96 Fazeley Saw Mill/ Goulds Timber Yard, Fazeley
Submission	Deliverable	25	97 Bonehill Mill, Lichfield Street, Fazeley
Submission	Deliverable	62	95 Lichfield Street/ Park Lane, Land off, Mile Oak
Submission	Deliverable	102	495 Land West of Sir Robert Peel Hospital, Mile Oak
Submission	Deliverable	198	94 Aldin Close, Land off, Mile Oak
Submission	Deliverable	255	472 Bangley Farm, West of Sutton Road, Mile Oak
Survey	Developable	10	116 Petrol Station, Fazeley
Under Construction	Deliverable	1	292 Arcadia, Drayton Manor Drive
Under Construction	Deliverable	1	326 The Green, 15
Under Construction	Deliverable	1	327 Orchard House, land adj

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Under Construction	Deliverable	1	328	Park Lane 75, Bonehill
Under Construction	Deliverable	1	330	Brook End, 40
Under Construction	Deliverable	1	331	Bonehill House, Stables or Coach House
Under Construction	Deliverable	1	389	The Dower House, Park Lane
Under Construction	Deliverable	2	329	Deer Park Road, Land rear of 31 & 32
Under Construction	Deliverable	3	263	Sutton Road 125, Mile Oak
Under Construction	Deliverable	4	402	The Green, land rear of 17a,17,21
Urban Capacity Study	Deliverable	100	115	Tolsons Mill, Fazeley

**Settlement**      *Fradley*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Omission Site	Deliverable	95	132	South Fradley
Omission Site	Not Currently Developable	122	130	Roman Road, Fradley
Planning Permission Full	Deliverable	1	198	Church Lane, 76
Planning Permission Full	Deliverable	1	280	Worthington Road, 81
Planning Permission Full	Deliverable	5	240	Old Hall Farm, Old Hall Lane, Fradley
Planning Permission Outline	Deliverable	1	391	Church Farm, Church Lane, Fradley
Submission	Deliverable	18	437	Common Lane, West of, Fradley
Submission	Deliverable	21	369	Dunmore Hay Lane, Fradley
Submission	Deliverable	45	131	Fradley Lane, Fradley

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Submission	Deliverable	65	438	Off Church Lane, Fradley
Submission	Deliverable	158	412	Fradley Lane, Church Lane, Fradley
Submission	Deliverable	245	436	Hay End Lane, Fradley
Submission	Deliverable	272	87	Fradley Lane, Land Off, Fradley
Submission	Deliverable	300	34	Old Hall Farm, Fradley
Submission	Deliverable	1000	426	Land off Gorse Lane, Fradley Park
Submission	Not Currently Developable	16	376	Dunmore Hay Lane, Fradley (Site A)
Submission	Not Currently Developable	58	377	Dunmore Hay Lane, Fradley (Site B)
Survey	Developable	228	138	Bridge Farm, Fradley
Under Construction	Deliverable	1	282	Hatching Tan, Dunmore Hay Lane

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**Settlement**      *Hammerwich*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Submission	Not Currently Developable	184	72	Overton Lane, East of, Burntwood, Area 3
Under Construction	Deliverable	5	219	Hammerwich House Farm

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**Settlement**      *Hamstall Ridware*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Under Construction	Deliverable	1	317	Mill House, Yoxall Road

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<i>Settlement</i>		<i>Harlaston</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Full	Developable	1	269	The Old Rectory, Churchside, Harlaston	
Submission	Not Currently Developable	1	26	Main Road, Harlaston	
Submission	Not Currently Developable	8	68	The Homestead, Haunton Road, Harlaston	
Submission	Not Currently Developable	28	66	Church Farm, Harlaston	
Submission	Not Currently Developable	32	25	Main Road, Harlaston	
Submission	Not Currently Developable	45	85	Fishpits Farm, Manor Lane, Harlaston	
Under Construction	Deliverable	2	343	The Green Yard, Harlaston	

<i>Settlement</i>		<i>Hill Ridware</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Omission Site	Not Currently Developable	6	136	Wade Street, Hill Ridware	
Omission Site	Not Currently Developable	42	135	Uttoxeter Road, Hill Ridware	
Planning Permission Full	Deliverable	2	276	Uttoxeter Road 56	
Planning Permission Full	Deliverable	9	169	Orchard Farm, Hill Ridware	
Planning Permission Full	Deliverable	9	255	Royal Oak, Land adj	
Planning Permission Outline	Deliverable	1	180	Uttoxeter Road, 43a, Hill ridware	
Planning Permission Outline	Deliverable	1	181	Uttoxeter Road, between 21 & 23	
Under Construction	Deliverable	1	159	Abbeylands Cottage, 11 Rake End	

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Under Construction	Deliverable	1	319 Hathaway, 95 Manley Road
Under Construction	Deliverable	1	387 Rake End, Rear of Rake End House
Under Construction	Deliverable	1	468 Wade Lane Farm, Hill Ridware
Under Construction	Deliverable	2	318 The Cottage, Hill Ridware
Under Construction	Deliverable	2	325 Uttoxeter Road, 73
Under Construction	Deliverable	3	275 Uttoxeter Road, 95

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**Settlement**      *Hopwas*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Full	Deliverable	1	237 Nursery Lane, adj 32
Planning Permission Full	Deliverable	1	457 Nursery Lane 17, Land Rear of, Hopwas
Under Construction	Deliverable	1	224 Hopwas Pumping Station (new build)
Under Construction	Deliverable	1	364 Hints Road, 32, Hopwas

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**Settlement**      *Kings Bromley*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Full	Deliverable	1	284 Alrewas Road 17, Kings Bromley
Planning Permission Full	Deliverable	1	449 Alrewas Road 63, Kings Bromley
Planning Permission Full	Deliverable	2	186 Alrewas Road, land adj 52
Planning Permission Outline	Deliverable	1	177 The Hollies, Land rear of
Submission	Not Currently Developable	16	13 Lichfield Road, King Bromley

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Submission	Not Currently Developable	45	373 Alrewas Road, Rear of 67-105, Kings Bromley
Submission	Not Currently Developable	120	488 Land at Manor Park, Kings Bromley
Under Construction	Deliverable	1	185 Alrewas Road, land adj 31
Under Construction	Deliverable	1	335 Manor Bungalow, Manor Park
Under Construction	Deliverable	1	337 Manor Road, Rear of 3
Under Construction	Deliverable	3	336 Vicarage Lane, 8

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**Settlement**      *Lichfield*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Omission Site	Deliverable		139 Birmingham Road, Lichfield
Planning Permission Full	Deliverable	1	188 Beacon Croft, Shaw Lane, Lichfield
Planning Permission Full	Deliverable	1	192 Borrowcop Lane, 39
Planning Permission Full	Deliverable	1	199 Church Street, 17, Lichfield
Planning Permission Full	Deliverable	1	207 Dam Street 24
Planning Permission Full	Deliverable	1	209 Easter Hill land at, Christ Church Lane
Planning Permission Full	Deliverable	1	233 Netherstowe Lane 131. Lichfield
Planning Permission Full	Deliverable	1	277 Walsall Road 67
Planning Permission Full	Deliverable	1	419 95 Christchurch lane, Lichfield
Planning Permission Full	Deliverable	1	451 Friary Avenue, 2 Lichfield
Planning Permission Full	Deliverable	2	187 Ash Tree Lane, 12

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Planning Permission Full	Deliverable	2	193 Borrowcop Lane, 69
Planning Permission Full	Deliverable	2	206 Curborough Road, 105
Planning Permission Full	Deliverable	2	210 Friary Road 2
Planning Permission Full	Deliverable	2	213 George Lane 56
Planning Permission Full	Deliverable	2	450 Borrowcop Lane 65, Lichfield
Planning Permission Full	Deliverable	8	164 Cherry Orchard, land Off
Planning Permission Full	Deliverable	22	462 Tesco Store, Church Street, Lichfield
Planning Permission Full	Deliverable	55	464 The Friary Car Park, The Friary, Lichfield
Planning Permission Full	Deliverable	56	144 Birmingham Road, Redevelopment Area
Planning Permission Full	Developable	1	191 Borrowcop Lane, 25
Planning Permission Full	Developable	1	271 Upper St John Street 169
Planning Permission Full	Not Currently Developable	2	272 Upper St John Street, 217
Planning Permission Full	Not Currently Developable	9	361 Netherstowe House North
Planning Permission Full s106	Deliverable	14	183 Sandford Street, adj 31a
Planning Permission Outline	Deliverable	1	172 Rocklands House (Gatehouse Nursery)
Planning Permission Outline	Deliverable	1	446 Laburnum House, Burton Old Road
Planning Permission Outline	Deliverable	4	360 Brownsfield Road 2a, Lichfield
Planning Permission Outline	Deliverable	6	57 Austin Cote Farm, Lichfield
Planning Permission Outline	Deliverable	75	415 Trent Valley Buffer Depot
Planning Permission Outline	Developable	6	142 St Michaels Hospital , Lichfield

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Planning Permission Outline s106	Deliverable	61	145 Victoria Hospital, Lichfield
Submission	Deliverable		32 Cricket Lane, Lichfield
Submission	Deliverable		126 Dean Slade Farm, Land at, Lichfield
Submission	Deliverable		127 Dean Slade Farm, Land at, Lichfield
Submission	Deliverable		128 Dean Slade Farm, Land at, Lichfield
Submission	Deliverable		414 Shortbutts Lane, South of, Lichfield
Submission	Deliverable	0	408 Trent Valley Road, East of Train depot
Submission	Deliverable	4	381 Stafford Road (abutting), Lichfield
Submission	Deliverable	10	59 Sandford Street 29, Lichfield
Submission	Deliverable	10	88 Quarry Hills Lane and Gorse Lane
Submission	Deliverable	14	44 St Chads House, Cross Keys, Lichfield
Submission	Deliverable	19	16 Shingle Cottage, South of, Abnalls Lane
Submission	Deliverable	20	434 Grange Lane, Land west of, Lichfield
Submission	Deliverable	22	20 Sandyway Farm, East of, Abnalls Lane
Submission	Deliverable	24	19 Walsall Road Recreation Zone (Northern Section)
Submission	Deliverable	37	31 St John's Hospital, Land adjacent to, B'ham Road
Submission	Deliverable	38	103 Burton Road, Land off, Streethay
Submission	Deliverable	39	105 Cross in Hand Lane
Submission	Deliverable	41	435 Eastern Avenue, Lichfield
Submission	Deliverable	58	378 London Road (22)/ Knowle Lane, Lichfield

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Submission	Deliverable	72	403 Trent Valley Road, Storage Land
Submission	Deliverable	91	90 Hallam Park, Walsall Road
Submission	Deliverable	107	89 Recreation Zone, Walsall Road
Submission	Deliverable	334	21 land at hilltop grange
Submission	Deliverable	700	125 Streethay House Farm, Burton Road, Streethay
Submission	Deliverable	1650	109 Shortbutts Lane, South of, Lichfield
Submission	Developable	5	487 Land East of Stowe Street, Lichfield
Submission	Developable	8	112 Working Mens Club, Purcell Avenue
Submission	Developable	10	422 Westgate House, Bird Street, Lichfield
Submission	Developable	15	9 Minster Hall Youth Centre
Submission	Developable	19	425 Hawthorn House, Burton Old Road, Lichfield
Submission	Developable	31	428 Scotch Orchard School, Scotch Orchard, Lichfield
Submission	Developable	50	52 The Works, Quonians Lane
Submission	Developable	55	1 Lichfield Highway Depot & HWRL Trent Valley Road
Submission	Not Currently Developable	6	6 Nearfield House, Lichfield
Submission	Not Currently Developable	15	111 London Road, Land off, Lichfield
Submission	Not Currently Developable	17	17 Lichfield Christ Church Primary School, North of
Submission	Not Currently Developable	17	110 Meadowbrook Road, Lichfield, Staffordshire
Submission	Not Currently developable	18	2 Friary Buildings and Site
Submission	Not Currently Developable	40	18 Land North of Leomansley View

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Submission	Not Currently Developable	53	40 Integra Works, Eastern Avenue
Submission	Not Currently Developable	79	22 Hilltop Grange,
Submission	Not Currently Developable	120	39 Integra Works, Eastern Avenue, (Comprehensive)
Survey	Deliverable	3	53 Tamworth Street 19a
Survey	Deliverable	5	416 Sandyway Farm
Survey	Deliverable	5	430 Blair House, Lichfield
Survey	Deliverable	10	64 Cherry Orchard 41, Lichfield
Survey	Deliverable	13	418 Beaconsfield House, Sandford Street
Survey	Deliverable	15	54 Kwik Save, Tamworth Street
Survey	Developable	4	56 The Anchor Pub (PH), Streethay
Survey	Developable	4	58 Garage, 5 Stafford Road
Survey	Developable	10	113 Duke of York PH, Lichfield
Survey	Developable	10	114 Care Home, Trent Valley Road, Lichfield
Survey	Developable	12	61 The Windmill (PH), Grange Lane
Survey	Developable	12	63 The Greyhound (PH), Upper St John Street
Survey	Developable	25	492 Bird Street Car Park, Lichfield
Survey	Developable	27	424 Guardian House, Birmingham Road, Lichfield
Survey	Not Currently Developable	5	60 Angel Croft Hotel, Beacon Street
survey	Not Currently Developable	55	508 Shires Industrial Estate
Under Construction	Deliverable	1	190 Boley Cottage Farm

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Under Construction	Deliverable	1	300 Tamworth Street, 30
Under Construction	Deliverable	1	302 Trent Valley Road, 23
Under Construction	Deliverable	1	303 Valley lane 100
Under Construction	Deliverable	1	305 Gaiafields Road, 5
Under Construction	Deliverable	1	355 St John's House, 28 St John Street
Under Construction	Deliverable	1	386 Oakley House Hotel
Under Construction	Deliverable	2	278 Wentworth Drive 15
Under Construction	Deliverable	2	304 Valley Lane, land adj 38
Under Construction	Deliverable	2	356 upper St John St, 135-139
Under Construction	Deliverable	4	174 Shortbutts Lane, Land adj 65-67
Under Construction	Deliverable	4	256 Shortbutts Lane, Land Rear of 73
Under Construction	Deliverable	4	316 Weston Road, 132-134
Under Construction	Deliverable	5	469 Walsall Road Phase VI
Under Construction	Deliverable	9	231 Marlborough House 26, St John Street
Under Construction	Deliverable	12	299 Arts Centre, Bird Street
Under Construction	Deliverable	19	393 Bird Street 26-28
Under Construction	Deliverable	47	354 Bison Concrete
Under Construction	Deliverable	52	301 Chesterfield Road
Under Construction	Deliverable	75	141 City Wharf, Lichfield
Urban Capacity Study	Deliverable	45	55 Malthouse, Birmingham Road

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Urban Capacity Study	Developable	6	149	Redcourt House, Land Adjacent to
Urban Capacity Study	Developable	7	62	Depot, Queen Street, Lichfield
Urban Capacity Study	Developable	9	413	Central Garage
Urban Capacity Study	Developable	13	150	Redcourt Car Park, Tamworth Street
Urban Capacity Study	Not Currently Developable	11	148	Dimbles Hill, Lichfield

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**Settlement**                      *Little Aston*

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<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI</b>	<b>Location</b>
Omission Site	Not Currently Developable	80	137	Walsall Road, Little Aston
Planning Permission Full	Deliverable	1	203	Cornerways, land adj
Planning Permission Full	Deliverable	1	211	Gablewood, 16 Squirrel Walk, Little Aston
Planning Permission Full	Deliverable	1	220	High Beeches, Roman Road, Little Aston
Planning Permission Full	Deliverable	1	236	Newick road, 6a
Planning Permission Full	Deliverable	1	265	The Dower House, Little Aston
Planning Permission Full	Deliverable	1	266	The Grove, 14, Little Aston
Planning Permission Full	Deliverable	2	179	The Thorns, 5 Roman Park, Little Aston
Planning Permission Full	Deliverable	4	223	Home Farm, Forge Lane
Planning Permission Outline	Deliverable	4	160	Brockton House, Land adj
Submission	Deliverable	5	432	Tufton Cottage, Roman Road, Little Aston
Submission	Deliverable	14	493	61 Rosemary Hill Road, Little Aston

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Submission	Developable	20	14 Aldridge Road 22, Land Adjacent to, Little Aston
Submission	Not Currently Developable	315	380 Little Aston, South of golf course
Under Construction	Deliverable	1	202 Coppice, Roman Road
Under Construction	Deliverable	1	338 The Garth, Roman Road, Little Aston
Under Construction	Deliverable	1	339 The Croft, Roman Road
Under Construction	Deliverable	1	340 beechwood, Roman Road, Little Aston
Under Construction	Deliverable	1	341 Alderhythe Grove, 2
Under Construction	Deliverable	1	383 Longmoor, Little Aston
Under Construction	Deliverable	1	390 Walsall Road 41, Little Aston

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**Settlement**      *Longdon*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Outline	Deliverable	1	166 Forge Cottage, 38 Brook End
Submission	Not Currently Developable	99	481 Rear of Church Way, Longdon
Submission	Not Currently Developable	150	375 Beech Walk, South and East of, Longdon

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**Settlement**      *North Tamworth*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Submission	Not Currently Developable	250	43 Browns Lane, Tamworth
Submission	Not Currently Developable	650	108 Gilway, Land North of, Tamworth
Submission	Not Currently Developable	1909	104 Arkall Farm, Tamworth

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<i>Settlement</i>	<i>Other Rural</i>				
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Omission Site	Not Currently Developable	50	490	St Matthew's Road, Burntwood	
Omission Site	Not Currently Developable	210	491	Land at Ogley Hay Road, Burntwood	
Planning Permission Full	Deliverable	1	184	Aldershawe Hall Farm, Wall	
Planning Permission Full	Deliverable	1	197	Chetwynd House, Croxall, Lichfield	
Planning Permission Full	Deliverable	1	205	Cruck Cottage, Hood Lane, Longdon	
Planning Permission Full	Deliverable	1	208	Drayton Lane End Farm	
Planning Permission Full	Deliverable	1	218	Hamley House Farm	
Planning Permission Full	Deliverable	1	222	Hill Hall Barn, Lichfield	
Planning Permission Full	Deliverable	1	225	Kingfisher Holiday Park, Fradley Junction	
Planning Permission Full	Deliverable	1	227	Leomansley House, Walsall Road	
Planning Permission Full	Deliverable	1	238	Oak Dairy Farm, Drayton Lane	
Planning Permission Full	Deliverable	1	243	Parchfield House Farm. Colton	
Planning Permission Full	Deliverable	1	268	The Old Croft	
Planning Permission Full	Deliverable	1	289	Brereton Hill, 50 (barn conversion)	
Planning Permission Full	Deliverable	1	395	Campville House, Clifton Campville	
Planning Permission Full	Deliverable	1	396	Ellfield House, Whittington Common	
Planning Permission Full	Deliverable	1	465	Tumbledown Cottage, Fotherley Lane	

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Planning Permission Full	Deliverable	2	196	Chesterfield Farm, Shenstone
Planning Permission Full	Deliverable	4	194	Bourne House, Weeford
Planning Permission Full	Deliverable	4	246	Pipehill House, Walsall Road
Planning Permission Full	Deliverable	4	261	Stonnall House Farm, mill Lane
Planning Permission Full s106	Deliverable	1	443	Longdon Stud, Bardy Lane, Upper Longdon
Planning Permission Outline	Deliverable	1	170	Raddle Farm, Edingale
Planning Permission Outline	Deliverable	1	392	Woodhouses Road 74, Burntwood
Planning Permission Outline	Deliverable	1	445	Coppice Lane Farm, Coppice Lane, Hammerwich
Planning Permission Outline	Deliverable	1	447	New House Farm, Batesway, Rugeley
Planning Permission Outline	Deliverable	4	441	Alrewas Hayes Farm, Alrewas Hayes
Submission	Deliverable	19	29	Blake Street, Land Off, Little Aston
Submission	Developable	5000	38	Fradley New Settlement
Submission	Not Currently Developable	0	51	Packington Hall
Submission	Not Currently Developable	0	405	Land at Little Hay
Submission	Not Currently Developable	1	23	Little Hay Lane, North of (Plot 137B)
Submission	Not Currently Developable	4	41	Mease Lane, Haunton
Submission	Not Currently Developable	5	82	Sandyhill Cottages, CEMEX Site 2
Submission	Not Currently Developable	5	433	Station Road, Land off, Hammerwich
Submission	Not Currently Developable	13	485	Land at Meerash Farm South of M6Toll, Hammerwich
Submission	Not Currently Developable	26	15	Bassetts Pole

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Submission	Not Currently Developable	30	33 Whitehorse Road, Land Off,
Submission	Not Currently Developable	66	486 Land South of Coppice Lane, Hammerwich
Submission	Not Currently Developable	69	47 Westwood School, Blithbury
Submission	Not Currently Developable	90	83 Sale Lane, CEMEX Site 3
Submission	Not Currently Developable	232	484 Land at Meerash Farm North of M6Toll, Hammerwich
Submission	Not Currently Developable	352	10 Slade Farm, Bassets Pole Roundabout Land at,
Submission	Not Currently Developable	368	24 Little Hay Lane, North of (Whole site)
Submission	Not Currently Developable	404	81 A513, Alrewas, CEMEX Site 1
Submission	Not Currently Developable	2097	84 Weeford Park, CEMEX Site
Survey	Not Currently Developable	14	80 Blithbury Road, Works (North of Colton Mill Farm)
Under Construction	Deliverable	1	215 Grange Farm, Shenstone
Under Construction	Deliverable	1	232 Mill Farm, Cappers Lane
Under Construction	Deliverable	1	254 Red, White and Blue, Walsall Road
Under Construction	Deliverable	1	285 Greenacres, Newlands Lane
Under Construction	Deliverable	1	290 Brereton Hill 50
Under Construction	Deliverable	1	293 Carroway Head Farm, Canwell
Under Construction	Deliverable	1	295 Fordway Farm (Blythe Byre)
Under Construction	Deliverable	1	296 Holt Farm
Under Construction	Deliverable	1	297 Drayton House, Drayton Lane
Under Construction	Deliverable	1	320 Manor Farm, Blithbury

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Under Construction	Deliverable	1	321 Lount Farm, Uttoxeter Road
Under Construction	Deliverable	1	333 Bryn Hafod, Walsall Road
Under Construction	Deliverable	1	348 Acacia Grove Farm
Under Construction	Deliverable	1	351 St Marys College, Weeford
Under Construction	Deliverable	1	352 Boat House, Swinfen
Under Construction	Deliverable	1	368 Grove Farm, Whittington
Under Construction	Deliverable	1	384 Lower Newlands Farm, Blithbury
Under Construction	Deliverable	1	388 Sunnyside Farm, Elmhurst
Under Construction	Deliverable	1	467 Sandborough Hill Cottage, Yoxall Road
Under Construction	Deliverable	1	470 Woodend Common Farm, Bromley Hayes
Under Construction	Deliverable	2	212 Gainsborough Hill Farm
Under Construction	Deliverable	2	283 Gorse Farm, Fradley
Under Construction	Deliverable	2	322 Manor House Farm, Mavesyn Ridware
Under Construction	Deliverable	2	323 Fawley farm, Rough Park
Under Construction	Deliverable	2	334 Hammerwich Place Farm
Under Construction	Deliverable	2	357 Laurel Farm
Under Construction	Deliverable	2	358 Mill Dam House, Stonnall
Under Construction	Deliverable	2	366 Huddlesford Grange Farm
Under Construction	Deliverable	2	367 Hurst Farm, Whittington Hurst
Under Construction	Deliverable	5	332 Springhill Farm

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Under Construction	Deliverable	6	345 Clifton Hall, Pavilion 2
Under Construction	Deliverable	7	226 Lamb Farm, London Road

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**Settlement**      *Shenstone*

<b>Source</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	<b>IDI Location</b>
Planning Permission Full	Deliverable	1	217 Haddon House, Land adj
Planning Permission Full	Deliverable	1	244 Pinfold Hill 68, Shenstone
Planning Permission Full	Deliverable	1	459 Richard Cooper Road 78, Shenstone
Planning Permission Full	Deliverable	3	267 The Hollies, Birmingham Road, Shenstone
Planning Permission Full	Deliverable	5	455 Main Street Land Rear of 60, Shenstone
Planning Permission Full	Deliverable	13	168 Oakdale, Lynn Lane
Submission	Deliverable	41	480 Shenstone Pumping Station, Lynn Lane
Submission	Deliverable	43	30 Lynne Lane, Shenstone
Submission	Deliverable	73	67 Court Drive Land Off, Shenstone
Survey	Deliverable	2	417 Sheraton House, Holly Hill Rd, Shenstone
Survey	Developable	121	500 Shenstone Employment Area
Under Construction	Deliverable	1	350 St Johns Drive, Land Off
Under Construction	Deliverable	1	353 st Johns Drive, Land Adj 3, Shenstone
Under Construction	Deliverable	5	456 Ivy House, Land to the rear of, Shenstone

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<i>Settlement</i>		<i>Stonall</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Full	Deliverable	1	228	Main Street, 18, Stonall	
Submission	Not Currently Developable	20	475	Church Road & Church Lane, Stonall	
Submission	Not Currently Developable	40	474	Thornes House, Stonall	
Submission	Not Currently Developable	52	476	Church Road, East of, Stonall	
Submission	Not Currently Developable	62	473	Cartersfield Lane, Land East of, Stonall	
Submission	Not Currently Developable	565	370	Main Street, Chester Road, Stonall (Plot 1)	
Submission	OUTSIDE LDC		371	Birch Lane, Chester Road, Stonall (Plot 2)	
Submission	OUTSIDE LDC		372	Lazy Hill and Chester Road (Plot 3)	
Survey	Deliverable	12	423	PH, Stonall	
Under Construction	Deliverable	1	359	Lazy Hill, 2	

<i>Settlement</i>		<i>Upper Longdon</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Omission Site	Not Currently Developable	24	134	Lower Way, North of, Upper Longdon	
Planning Permission Full	Deliverable	1	273	Upper Way, 23, Longon	
Planning Permission Full	Deliverable	1	399	Pine Ridge, Brereton Hill Lane, upper Longdon	
Submission	Not Currently Developable	8	374	Woodholme, Land to the rear, Upper Longdon	
Under Construction	Deliverable	1	342	north Lodge, Upper Longdon	

***NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.***

<i>Settlement</i>		<i>Whittington</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Outline	Deliverable	1	165	Church Street 29	
Submission	Deliverable	8	101	Cloisters Walk, Whittington	
Submission	Deliverable	10	8	Whittington Youth Centre	
Submission	Deliverable	39	431	Common Lane, Land West of, Whittington	
Submission	Deliverable	48	154	Huddlesford Lane, Whittington	
Under Construction	Deliverable	1	257	Spinney End (Land SW of), the green	
Under Construction	Deliverable	1	264	Swan Cottages, land rear of	
Under Construction	Deliverable	1	365	Church Street, 34	

<i>Settlement</i>		<i>Wigginton</i>			
<i>Source</i>	<i>Current Deliverability</i>	<i>Proposed Yield</i>	<i>IDI</i>	<i>Location</i>	
Planning Permission Full	Deliverable	1	279	Wigginton Village Hall	
Submission	Not Currently Developable	10	45	Wigginton Village Hall, Rear of, Main Road	
Submission	Not Currently Developable	18	106	Post Office Farm Syerscote Lane, Wigginton	
Under Construction	Deliverable	1	363	The Vicarage, Comberford	
Under Construction	Deliverable	3	385	Main Road 104	

***NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.***



## Detailed Assessments of Deliverable Sites





## Detailed assessment of all deliverable sites

Settlement **Alrewas** Source **Planning Permission Full**

ID1	<input type="text" value="123"/>	Location	<input type="text" value="Fox Lane, Alrewas"/>	Ward	<input type="text" value="Alrewas and Fradley"/>
Site Area (Ha)	0.5	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text" value="at 30dph @ 80% a yield of 12 would be expected. No indication from developer to re-submit."/>			
<b>Suitability</b>					
Sustainable Mix	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities				
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints. Redevelopment of building on adjacent site in same ownership has started."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="10"/>			

Settlement **Alrewas** Source **Planning Permission Full**

ID1	<input type="text" value="204"/>	Location	<input type="text" value="Cotton Close Land Off, Alrewas"/>	Ward	<input type="text" value="Alrewas and Fradley"/>
Site Area (Ha)	0.16	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text"/>			
<b>Suitability</b>					
Sustainable Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

<b>ID1</b>	<input type="text" value="230"/>	<b>Location</b>	<input type="text" value="Main Street, 38, Alrewas"/>	<b>Ward</b>	<input type="text" value="Alrewas and Fradley"/>
<b>Site Area (Ha)</b>	0.19	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="1"/>	

<b>ID1</b>	<input type="text" value="454"/>	<b>Location</b>	<input type="text" value="Main Street, 60-64, Alrewas"/>	<b>Ward</b>	<input type="text" value="Alrewas and Fradley"/>
<b>Site Area (Ha)</b>	0.08	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="3"/>	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.





Settlement **Alrewas** Source *Under Construction*

ID1	229	Location	Main Street, 156, Alrewas	Ward	Alrewas and Fradley		
Site Area (Ha)	0.3	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Alrewas** Source *Under Construction*

ID1	281	Location	Furlong Lane 50, Alrewas	Ward	Alrewas and Fradley		
Site Area (Ha)	0.06	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Armitage Handsa**   *Source*   *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.01 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Armitage Handsa**   *Source*   *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.02 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Armitage Handsa** Source *Planning Permission Full*

ID1	<input type="text" value="241"/>	Location	<input type="text" value="Old Road 94 and 96, Armitage"/>	Ward	<input type="text" value="Armitage with Handsa"/>
Site Area (Ha)	0.06	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text"/>			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>
				Site Achievable?	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="1"/>	

Settlement **Armitage Handsa** Source *Planning Permission Full*

ID1	<input type="text" value="274"/>	Location	<input type="text" value="Uttoxeter Road land rear, 19-27, handsacre"/>	Ward	<input type="text" value="Armitage with Handsa"/>
Site Area (Ha)	0.11	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text"/>			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>
				Site Achievable?	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="4"/>	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Armitage Handsa** Source *Planning Permission Outline*

<b>ID1</b>	<input type="text" value="178"/>	<b>Location</b>	<input type="text" value="The Poplars, Tuppenhurst Lane, Handsacre"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.4"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="reserved matters application made 08/00356/REMM for demolition, yield considered appropriate"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="15"/>

Settlement **Armitage Handsa** Source *Submission*

<b>ID1</b>	<input type="text" value="91"/>	<b>Location</b>	<input type="text" value="Lichfield Road, East of, Armitage with Handsacre"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>
<b>Site Area (Ha)</b>	<input type="text" value="22.86"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="6.82"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph @60% applied to area south of railway only."/>				
<b>Suitability</b>	Sustainable Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes. Mix Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities. Strategic Policy Physical Problem Access to site north of railway line difficult to achieve. Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required. Potential Impacts Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Environmental Conditions No negative impacts identified.				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Unlikely to be able to achieve a suitable access to the site to the north of the railway which keeps the site viable. Impact of landfill and Coal Subsidence area may need investigation."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="123"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**   **Armitage Handsa**   **Source**   **Submission**

<b>ID1</b>	<input type="text" value="92"/>	<b>Location</b>	<input type="text" value="Brick Kiln Farm, Land at, Armitage with Handsacre"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>
<b>Site Area (Ha)</b>	<input type="text" value="5.98"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="5.98"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30dph @ 60% to reflect existing character and grain of settlement."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b>   Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</p> <p><b>Strategic Policy</b>   Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b>   Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required</p> <p><b>Potential Impacts</b>   Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions</b>   No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Impact of landfill and Coal Subsidence area may need investigation."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="108"/>

**Settlement**   **Armitage Handsa**   **Source**   **Submission**

<b>ID1</b>	<input type="text" value="379"/>	<b>Location</b>	<input type="text" value="Church Farm, Armitage"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.82"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.82"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="A dph rate of 30 @ 80% has been used to reflect surrounding character and grain of adjacent settlement."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b>   Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes.</p> <p><b>Strategic Policy</b>   Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b>   Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b>   Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI &amp; BAS are within 1km and the impact</p> <p><b>Environmental Conditions</b>   No negative impacts identified</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="20"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**   **Armitage Handsa**   **Source**   **Submission**

<b>ID1</b>	<input type="text" value="411"/>	<b>Location</b>	<input type="text" value="62 New Road, land rear of, Armitage"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>												
<b>Site Area (Ha)</b>	<input type="text" value="0.41"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.41"/>												
				<b>Density Rate</b>	<input type="text" value="30"/>												
<b>Yield Note</b>	<input type="text" value="A dph rate of 30 @80% has been used to reflect surrounding character and grain of adjacent settlement."/>																
<b>Suitability</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;"><b>Sustainable</b></td> <td>Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</td> </tr> <tr> <td><b>Mix</b></td> <td>No strategic policy restrictions.</td> </tr> <tr> <td><b>Strategic Policy</b></td> <td></td> </tr> <tr> <td><b>Physical Problem</b></td> <td>Further investigation of Coal Subsidence area may be required.</td> </tr> <tr> <td><b>Potential Impacts</b></td> <td>Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</td> </tr> <tr> <td><b>Environmental Conditions</b></td> <td>No negative impacts identified.</td> </tr> </table>					<b>Sustainable</b>	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities	<b>Mix</b>	No strategic policy restrictions.	<b>Strategic Policy</b>		<b>Physical Problem</b>	Further investigation of Coal Subsidence area may be required.	<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.	<b>Environmental Conditions</b>	No negative impacts identified.
<b>Sustainable</b>	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities																
<b>Mix</b>	No strategic policy restrictions.																
<b>Strategic Policy</b>																	
<b>Physical Problem</b>	Further investigation of Coal Subsidence area may be required.																
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.																
<b>Environmental Conditions</b>	No negative impacts identified.																
<b>Availability</b>	<input type="text" value="Number of ownerships, but planning application suggests that this will not stop development coming forward."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>												
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>												
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>												
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>																	
	<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="10"/>												

**Settlement**   **Armitage Handsa**   **Source**   **Submission**

<b>ID1</b>	<input type="text" value="421"/>	<b>Location</b>	<input type="text" value="land to rear of 79 New Road"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>												
<b>Site Area (Ha)</b>	<input type="text" value="0.31"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.31"/>												
				<b>Density Rate</b>	<input type="text"/>												
<b>Yield Note</b>	<input type="text" value="yield proposed by developer and felt appropriate"/>																
<b>Suitability</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;"><b>Sustainable</b></td> <td>Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</td> </tr> <tr> <td><b>Mix</b></td> <td>None identified.</td> </tr> <tr> <td><b>Strategic Policy</b></td> <td></td> </tr> <tr> <td><b>Physical Problem</b></td> <td>Coal subsidence may need investigation.</td> </tr> <tr> <td><b>Potential Impacts</b></td> <td>Loss of grade 3 agricultural land may need investigation.</td> </tr> <tr> <td><b>Environmental Conditions</b></td> <td>None identified.</td> </tr> </table>					<b>Sustainable</b>	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities	<b>Mix</b>	None identified.	<b>Strategic Policy</b>		<b>Physical Problem</b>	Coal subsidence may need investigation.	<b>Potential Impacts</b>	Loss of grade 3 agricultural land may need investigation.	<b>Environmental Conditions</b>	None identified.
<b>Sustainable</b>	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities																
<b>Mix</b>	None identified.																
<b>Strategic Policy</b>																	
<b>Physical Problem</b>	Coal subsidence may need investigation.																
<b>Potential Impacts</b>	Loss of grade 3 agricultural land may need investigation.																
<b>Environmental Conditions</b>	None identified.																
<b>Availability</b>	<input type="text" value="Known interest."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>												
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>												
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>												
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>																	
	<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="14"/>												

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Armitage Handsa**   *Source*   *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities.
Mix	None identified.
Strategic Policy	
Physical Problem	Coal subsidence may need investigation.
Potential Impacts	None identified.
Environmental Conditions	None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Armitage Handsa**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Armitage Handsa**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.1 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Armitage Handsa**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.02 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.02 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**  Yes

**Achievability**  **Site Available?**  Yes

**Site Achievable?**  Yes

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.01 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**  Yes

**Achievability**  **Site Available?**  Yes

**Site Achievable?**  Yes

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1	<input type="text" value="251"/>	Location	<input type="text" value="Princess Street, 4-6"/>	Ward	<input type="text" value="Chase Terrace"/>		
Site Area (Ha)	0.03	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>		
Achievability	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>		
				Site Achievable?	<input type="text" value="Yes"/>		
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>		

ID1	<input type="text" value="252"/>	Location	<input type="text" value="Queen Street, 4"/>	Ward	<input type="text" value="Chasetown"/>		
Site Area (Ha)	0.04	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>		
Achievability	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>		
				Site Achievable?	<input type="text" value="Yes"/>		
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.19 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.04 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Burntwood**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.05 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

*Settlement*   **Burntwood**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



*Settlement* **Burntwood** *Source* *Planning Permission Full*

<b>ID1</b>	<input type="text" value="397"/>	<b>Location</b>	<input type="text" value="High Street 50, Land rear of, Chase Terrace"/>	<b>Ward</b>	<input type="text" value="Chase Terrace"/>
<b>Site Area (Ha)</b>	0.05	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="Expected to start 2008"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

*Settlement* **Burntwood** *Source* *Planning Permission Full*

<b>ID1</b>	<input type="text" value="401"/>	<b>Location</b>	<input type="text" value="Springhill Road 90, Chasetown"/>	<b>Ward</b>	<input type="text" value="Summerfield"/>
<b>Site Area (Ha)</b>	0.2	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="4"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.2 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.09 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.04 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement** **Burntwood** **Source** *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.06 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.01 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Burntwood**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**                      **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Burntwood**                      *Source*                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**                      1.41 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.1 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts Site has potential for protected species.  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.12 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.05 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement** **Burntwood** **Source** *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.09 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement** **Burntwood** **Source** *Planning Permission Outline s*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.24 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts Site has potential for protected species.  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="3"/>	<b>Location</b>	<input type="text" value="Lambourne House Rear of, Bridge Cross Road"/>	<b>Ward</b>	<input type="text" value="Chasetown"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.42"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.42"/>
<b>Density Rate</b>	<input type="text" value="50"/>				
<b>Yield Note</b>	<input type="text" value="Further work between housing and a RSL indicates higher yield than proposed in draft SHLAA. 50dph @ 80%"/>				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement. Close proximity to public transport nodes and services and facilities</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> Access would need to be established via by-pass.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site put forward by landowner and is clear and available now. SCC long standing desire to dispose."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="17"/>

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="5"/>	<b>Location</b>	<input type="text" value="Greenwood House OPH"/>	<b>Ward</b>	<input type="text" value="All Saints"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.53"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.53"/>
<b>Density Rate</b>	<input type="text" value="40"/>				
<b>Yield Note</b>	<input type="text" value="A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%"/>				
<b>Suitability</b>	<p><b>Sustainable</b> Site is within sustainable settlement and in close proximity to public transport node, services and facilities</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site put forward by landowner."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="17"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="69"/>	<b>Location</b>	<input type="text" value="Hanney Hay Road, North of, Burntwood, Area 1"/>	<b>Ward</b>	<input type="text" value="Hammerwich"/>
<b>Site Area (Ha)</b>	<input type="text" value="35.56"/>	<b>Proposal</b>	<input type="text" value="Mixed Use"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Yield proposed by agent for this parcel as part of larger scheme."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route. Provision of services and facilities may be required to assist</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Floodzone 2(part) 3a (part). SFRA may be required.Landfill site within 50m, further investigation may be required.</p> <p><b>Potential Impacts</b> Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA &amp; FOM and contributions to these projects may be required. Site has potential for protected species.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="681"/>

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="70"/>	<b>Location</b>	<input type="text" value="Hospital Road, East of, Burntwood, Area 2"/>	<b>Ward</b>	<input type="text" value="Hammerwich"/>
<b>Site Area (Ha)</b>	<input type="text" value="15.26"/>	<b>Proposal</b>	<input type="text" value="Mixed Use"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="yield proposed by agent for this parcel as part of larger scheme."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route. Provision of services and facilities may be required to assist</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Floodzone 2(part) 3a (part). SFRA may be required.</p> <p><b>Potential Impacts</b> Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.Site has potential for protected species.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="432"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="71"/>	<b>Location</b>	<input type="text" value="Norton Lane, South of, Burntwood, Area 4"/>	<b>Ward</b>	<input type="text" value="Hammerwich"/>
<b>Site Area (Ha)</b>	2.78	<b>Proposal</b>	<input type="text" value="Mixed Use"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Yield proposed by agent for this parcel as part of larger scheme."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route. Provision of services and facilities may be required to assist</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Site falls within BEA &amp; FOM and contributions to these projects may be required.Site has potential for protected species.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="79"/>

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	<input type="text" value="98"/>	<b>Location</b>	<input type="text" value="High Street 51-55, Chasetown"/>	<b>Ward</b>	<input type="text" value="Chasetown"/>
<b>Site Area (Ha)</b>	0.06	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="yield based on conversion of existitng and new build to form apartments"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Within a sustainable settlement.</p> <p><b>Strategic Policy</b> No strategic policy restrictions.</p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="8"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	99	<b>Location</b>	St Josephs Church and Presbytery, Chasetown	<b>Ward</b>	Chasetown	
<b>Site Area (Ha)</b>	0.08	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.08	
<b>Density Rate</b>	50	<b>Yield Note</b> Agent proposes 10 but this may require complete demolition and rebuild of flats and houses to enable on-site parking which may be over intensive. 8 more realistic				
<b>Suitability</b>						
<b>Sustainable</b>	Within a sustainable settlement.					
<b>Mix</b>	No strategic policy restrictions.					
<b>Strategic Policy</b>						
<b>Physical Problem</b>	No significant problems identified.					
<b>Potential Impacts</b>	Site falls within BEA and FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation.					
<b>Environmental Conditions</b>	No negative impacts identified.					
<b>Availability</b>	Church appears available, house still occupied.				<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	Yes
					<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>						
	0-5 years		Deliverable		8	

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	102	<b>Location</b>	Highfields Road, Land off, Chasetown	<b>Ward</b>	Chasetown	
<b>Site Area (Ha)</b>	23.77	<b>Proposal</b>	Residential,	<b>Size of proposed residential</b>	12.75	
<b>Density Rate</b>	40	<b>Yield Note</b> The developer proposes 500 homes on part of site with remainder used for recreation zone uses in accordance with FOM and BEA and a burial ground. Proposing 40% affordable housing.				
<b>Suitability</b>						
<b>Sustainable</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities					
<b>Mix</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.					
<b>Strategic Policy</b>						
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.					
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SSSI&SBI is within 1km and the impact on it may					
<b>Environmental Conditions</b>	No negative impacts identified					
<b>Availability</b>	Site is used for farming at present and agent confirmed that it is immediately available				<b>Currently Suitable?</b>	No
<b>Achievability</b>	Although the site is held in two ownerships, the owners are working together towards one scheme. Both feel development can not come forward without the other. Therefore, site is achievable.				<b>Site Available?</b>	Yes
					<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>						
	0-5 years		Deliverable		500	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	129	<b>Location</b>	Rugeley Road 19, Rear of, Chase Terrace	<b>Ward</b>	Chase Terrace
<b>Site Area (Ha)</b>	0.08	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	
<b>Density Rate</b>					
<b>Yield Note</b>	6 apartments to rear. Yield proposed by agent considered to be appropriate given nature of access and proximity to services and accessibility.				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	6

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	152	<b>Location</b>	The Greyhound PH, Burntwood	<b>Ward</b>	All Saints
<b>Site Area (Ha)</b>	0.54	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.54
<b>Density Rate</b>					40
<b>Yield Note</b>	40 dph @ 80%				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> The loss of Grade3 Agricultural Land may need justification. Site falls within BEA &amp; FOM and contributions to these projects may be required.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Previous applications made.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	17

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	409	<b>Location</b>	58b High Street, Chase Terrace	<b>Ward</b>	Chase Terrace
<b>Site Area (Ha)</b>	0.09	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.09
<b>Density Rate</b>					
<b>Yield Note</b>	application submitted, approved subject to s106. Yield considered appropriate.				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	8

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	478	<b>Location</b>	Bridge Cross Garage, Cannock Road, Burntwood	<b>Ward</b>	Chasetown
<b>Site Area (Ha)</b>	0.34	<b>Proposal</b>	Retail with Resi above	<b>Size of proposed residential</b>	0
<b>Density Rate</b>					
<b>Yield Note</b>	Yield proposed by agent, 2 floors of 10 apartments considered to be acceptable in this location.				
<b>Suitability</b>	<p><b>Sustainable</b> Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	20

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	479	<b>Location</b>	103 High Street, Burntwood	<b>Ward</b>	Chasetown
<b>Site Area (Ha)</b>	0.17	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.17
<b>Density Rate</b>	0				
<b>Yield Note</b>	13 proposed by agent, considered suitable. More comprehensive scheme if adjacent site came forward				
<b>Suitability</b>	<p><b>Sustainable</b> Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities</p> <p><b>Mix</b> No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SSSI and SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	13

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	482	<b>Location</b>	Farewell Lane, Burntwood	<b>Ward</b>	Highfield
<b>Site Area (Ha)</b>	16.51	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	16.51
<b>Density Rate</b>	40				
<b>Yield Note</b>	yield proposed by developer. Approx equivalent to 40dph @ 60% so considered suitable.				
<b>Suitability</b>	<p><b>Sustainable</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of burntwood and in proximity to public transport, services and facilities.</p> <p><b>Mix</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> SCC highlight negative impact on local highway network.</p> <p><b>Potential Impacts</b> Loss of Grade2 Agricultural Land may need justification. Site falls within BEA &amp; FOM and contributions to these projects may be required.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input type="checkbox"/> Yes
<b>Achievability</b>	Unknown how measures to mitigate local highway impact would affect viability but agent believes development is achievable, further work may be required to demonstrate.			<b>Site Available?</b>	<input type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	377

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	483	<b>Location</b>	Land at Stockhay Lane, Hammerwich	<b>Ward</b>	Hammerwich
<b>Site Area (Ha)</b>	1.34	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	1.34
				<b>Density Rate</b>	40
<b>Yield Note</b>	Owner proposes yield of 80, with masterplan to support, considered suitable assumption at this time				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of burntwood and in proximity to public transport, services and facilities.</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> SCC highlight negative impact on local highway network in this area due to other sites. unlikely to have significant impact as stand alone site.</p> <p><b>Potential Impacts</b> The loss of Grade2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	No known constraints.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	Mitigation of highway impact measures may impact on viability, but as stand alone site, works required may be minor.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>			
0-5 years	Deliverable	80			

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	494	<b>Location</b>	Land North of Church Road, Burntwood	<b>Ward</b>	highfield
<b>Site Area (Ha)</b>	18.64	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	14.6
				<b>Density Rate</b>	0
<b>Yield Note</b>	Agent proposes yield of 440, at 30dph. Other areas put aside for open space etc. considered suitable assumption at this stage as 40dph at 60% for whole site would yield 447				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of burntwood and in proximity to public transport, services and facilities.</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area.</p> <p><b>Potential Impacts</b> Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	Agent advises measures to mitigate local highway impact are unlikley to make site unviable, further work may be required to demonstrate.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>			
0-5 years	Deliverable	440			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	496	<b>Location</b>	Land South of Cannock Road, Burntwood	<b>Ward</b>	Chasetown
<b>Site Area (Ha)</b>	0.33	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.33
<b>Density Rate</b>	50				
<b>Yield Note</b>	50 dph@ 100% due to proximity to town centre.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Loss of employment land may impact on sustainability.</p> <p><b>Strategic Policy</b> Employment land. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	17

**Settlement** **Burntwood** **Source** **Submission**

<b>ID1</b>	497	<b>Location</b>	Land East of Milestone Way, Burntwood	<b>Ward</b>	Chasetown
<b>Site Area (Ha)</b>	8.55	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	5.13
<b>Density Rate</b>	40				
<b>Yield Note</b>	40dph @ 60% applied to area outside of SBI.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Loss of employment land may impact on sustainability.</p> <p><b>Strategic Policy</b> Employment land. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area and landfill may be required. Access to site is proposed off milestone way, SCC not confirmed if acceptable. Until further comment received</p> <p><b>Potential Impacts</b> Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within wider site and the impact on it may need further investigation. Impact on SSSI may need further</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	205

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

ID1	155	Location	High Street, 144	Ward	Chasetown		
Site Area (Ha)	0.18	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	6					

Settlement **Burntwood** Source *Under Construction*

ID1	158	Location	Travellers Rest, Chase Road, 237	Ward	Summerfield		
Site Area (Ha)	0.18	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 9						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	9					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

ID1	249	Location	Princess Street Land adj 9	Ward	Chase Terrace		
Site Area (Ha)	0.03	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability	No known constraints			Currently Suitable?	<input type="checkbox"/> Yes		
Achievability				Site Available?	<input type="checkbox"/> Yes		
				Site Achievable?	<input type="checkbox"/> Yes		
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Burntwood** Source *Under Construction*

ID1	259	Location	Spinney Lane, 71	Ward	Boney Hay		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability				Currently Suitable?	<input type="checkbox"/> Yes		
Achievability				Site Available?	<input type="checkbox"/> Yes		
				Site Achievable?	<input type="checkbox"/> Yes		
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

ID1	<input type="text" value="291"/>	Location	<input type="text" value="Squirrel's Hollow, 3"/>	Ward	<input type="text" value="Boney Hay"/>		
Site Area (Ha)	0.02	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

Settlement **Burntwood** Source *Under Construction*

ID1	<input type="text" value="306"/>	Location	<input type="text" value="Highfields, 3"/>	Ward	<input type="text" value="All Saints"/>		
Site Area (Ha)	0.03	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 2"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

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ID1	<input type="text" value="308"/>	Location	<input type="text" value="Thorpe Street, 4"/>	Ward	<input type="text" value="Chase Terrace"/>		
Site Area (Ha)	0.14	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 2"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>					

Settlement **Burntwood** Source *Under Construction*

---

ID1	<input type="text" value="309"/>	Location	<input type="text" value="Princess Street, Land to the rear of 61"/>	Ward	<input type="text" value="Chase Terrace"/>		
Site Area (Ha)	0.02	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source Under Construction

ID1	310	Location	Rugeley Road, Rear of 45-47	Ward	All Saints		
Site Area (Ha)	0.02	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

Settlement **Burntwood** Source Under Construction

ID1	311	Location	Water Street, 62	Ward	Chase Terrace		
Site Area (Ha)	0.03	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

ID1	312	Location	Baker Street, 14-16	Ward	Chasetown		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

Settlement **Burntwood** Source *Under Construction*

ID1	313	Location	High Street 52/52a	Ward	Chasetown		
Site Area (Ha)	0.03	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> No	
Achievability					Site Available?	<input type="checkbox"/> No	
					Site Achievable?	<input type="checkbox"/> No	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood** Source *Under Construction*

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ID1	<input type="text" value="314"/>	Location	<input type="text" value="Queen Street, land rear 83-87"/>	Ward	<input type="text" value="Chasetown"/>				
Site Area (Ha)	0.06	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 2"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							Current Deliverability	Proposed Yield	
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>							

Settlement **Burntwood** Source *Under Construction*

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ID1	<input type="text" value="315"/>	Location	<input type="text" value="Mortuary, Edwards Road"/>	Ward	<input type="text" value="Chasetown"/>				
Site Area (Ha)	0.02	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 1"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							Current Deliverability	Proposed Yield	
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>							

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Burntwood** Source *Under Construction*

ID1	398	Location	Paviors Road, Land rear 15- 17, Chasetown	Ward	Chasetown		
Site Area (Ha)	0.09	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		2			

Settlement **Burntwood** Source *Under Construction*

ID1	466	Location	Chorley Road Land tRear of 186/188	Ward	Boney Hay		
Site Area (Ha)	0.03	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Clifton Campvill**   *Source*   *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.08 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Clifton Campvill**   *Source*   *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Clifton Campvill**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.02 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	<input type="checkbox"/> <b>Currently Suitable?</b> <input type="checkbox"/> <b>Site Available?</b> <input type="checkbox"/> <b>Site Achievable?</b>
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**  **Yes**

**Achievability**  **Site Available?**  **Yes**

**Site Achievable?**  **Yes**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*   **Clifton Campvill**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.04 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	<input type="checkbox"/> <b>Currently Suitable?</b> <input type="checkbox"/> <b>Site Available?</b> <input type="checkbox"/> <b>Site Achievable?</b>
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**  **No**

**Achievability**  **Site Available?**  **No**

**Site Achievable?**  **No**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*   **Clifton Campvill**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

*Settlement*   **Clifton Campvill**   *Source*   *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.22 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Colton**

Source

Planning Permission Full

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ID1  Location  Ward

Site Area (Ha) 0.28 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

---

Settlement **Colton**

Source

Planning Permission Full

---

ID1  Location  Ward

Site Area (Ha) 0.11 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Colton**

Source *Under Construction*

ID1  Location  Ward

Site Area (Ha) 0.07 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Drayton Bassett**

Source *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.05 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Drayton Bassett** **Source** *Under Construction*

<b>ID1</b>	294	<b>Location</b>	Drayton Lane, 53	<b>Ward</b>	Bourne Vale
<b>Site Area (Ha)</b>	0.06	<b>Proposal</b>		<b>Size of proposed residential</b>	
<b>Density Rate</b>		<b>Yield Note</b> Total Yield= 1			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>					<b>Currently Suitable?</b> <input type="checkbox"/> Yes
<b>Achievability</b>					<b>Site Available?</b> <input type="checkbox"/> Yes
					<b>Site Achievable?</b> <input type="checkbox"/> Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
0-5 years		Deliverable		1	

**Settlement** **East of Rugeley** **Source** *Planning Permission Outline*

<b>ID1</b>	173	<b>Location</b>	Rugeley ERZ	<b>Ward</b>	Armitage with Handsa
<b>Site Area (Ha)</b>	32.48	<b>Proposal</b>		<b>Size of proposed residential</b>	
<b>Density Rate</b>		<b>Yield Note</b> Outline application limits yield to 600. Considered that this is an appropriate maximum.			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	Reserved Matters Applications made, indication from developer that expect start in 2009.				<b>Currently Suitable?</b> <input type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.				<b>Site Available?</b> <input type="checkbox"/> Yes
					<b>Site Achievable?</b> <input type="checkbox"/> Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
0-5 years		Deliverable		600	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.









Settlement **Fazeley** Source *Planning Permission Full*

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ID1  Location  Ward

Site Area (Ha) 0.07 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

---

Settlement **Fazeley** Source *Planning Permission Full*

---

ID1  Location  Ward

Site Area (Ha) 0.03 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Fazeley**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.32 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

**Settlement**    **Fazeley**                      **Source**                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 1.57 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



ID1  Location  Ward

Site Area (Ha) 0.03 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

ID1  Location  Ward

Site Area (Ha) 8.24 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities  
 Mix Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  
 Strategic Policy  
 Physical Problem No significant identified  
 Potential Impacts Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.  
 Environmental Conditions No negative impacts identified.

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement** Fazeley **Source** Submission

<b>ID1</b>	97	<b>Location</b>	Bonehill Mill, Lichfield Street, Fazeley	<b>Ward</b>	Fazeley
<b>Site Area (Ha)</b>	0.48	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	
<b>Density Rate</b>					
<b>Yield Note</b>	pre-app discussions taking place with proposed yield of 28. Likely to reduce with revised plans to accommodate increase in amenity space.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</p> <p><b>Strategic Policy</b> Part of the site is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, restoration of Listed Building requires development at rear.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Within Conservation Area. The loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	No known constraints, pre app discussions ongoing, further work required, considered that commencement not imminent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	25

**Settlement** Fazeley **Source** Submission

<b>ID1</b>	100	<b>Location</b>	The Green 20 & 24, Land Rear of, Bonehill	<b>Ward</b>	Fazeley
<b>Site Area (Ha)</b>	0.4	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.25
<b>Density Rate</b>					30
<b>Yield Note</b>	assume retention of existing dwellings and build to rear at 30dph to reflect existing character of settlement. Presence of TPO may affect design and yield.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</p> <p><b>Strategic Policy</b> No strategic policy restrictions.</p> <p><b>Physical Problem</b> No significant identified.</p> <p><b>Potential Impacts</b> The loss of Grade2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Impact on TPO will need to be taken into account. Site has potential</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>	May require relocation of sub-station. Loss of Grade2 Agric Land may need justification.			<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	8

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.







Settlement **Fazeley** Source *Under Construction*

ID1	263	Location	Sutton Road 125, Mile Oak	Ward	Fazeley		
Site Area (Ha)	0.26	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 3						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		3			

Settlement **Fazeley** Source *Under Construction*

ID1	292	Location	Arcadia, Drayton Manor Drive	Ward	Fazeley		
Site Area (Ha)	0.11	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Fazeley** Source *Under Construction*

ID1	<input type="text" value="326"/>	Location	<input type="text" value="The Green, 15"/>	Ward	<input type="text" value="Fazeley"/>		
Site Area (Ha)	0.08	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

Settlement **Fazeley** Source *Under Construction*

ID1	<input type="text" value="327"/>	Location	<input type="text" value="Orchard House, land adj"/>	Ward	<input type="text" value="Fazeley"/>		
Site Area (Ha)	0.14	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Fazeley** Source *Under Construction*

ID1	328	Location	Park Lane 75, Bonehill	Ward	Fazeley		
Site Area (Ha)	0.06	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		1			

Settlement **Fazeley** Source *Under Construction*

ID1	329	Location	Deer Park Road, Land rear of 31 & 32	Ward	Fazeley		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		2			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Fazeley** Source *Under Construction*

ID1	<input type="text" value="330"/>	Location	<input type="text" value="Brook End, 40"/>	Ward	<input type="text" value="Fazeley"/>		
Site Area (Ha)	0.19	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>		

Settlement **Fazeley** Source *Under Construction*

ID1	<input type="text" value="331"/>	Location	<input type="text" value="Bonehill House, Stables or Coach House"/>	Ward	<input type="text" value="Fazeley"/>		
Site Area (Ha)	0.15	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Fazeley** Source Under Construction

ID1	389	Location	The Dower House, Park Lane	Ward	Fazeley		
Site Area (Ha)	0.39	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Fazeley** Source Under Construction

ID1	402	Location	The Green, land rear of 17a,17,21	Ward	Fazeley		
Site Area (Ha)	0.28	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 4						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		4			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.





**Settlement**    **Fradley**                      **Source**            *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.16 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**Settlement**    **Fradley**                      **Source**            *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.24 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**   **Fradley**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.02 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement**   **Fradley**                      **Source**                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.











**Settlement** **Hammerwich** **Source** *Under Construction*

<b>ID1</b>	<input type="text" value="219"/>	<b>Location</b>	<input type="text" value="Hammerwich House Farm"/>	<b>Ward</b>	<input type="text" value="Hammerwich"/>
<b>Site Area (Ha)</b>	0.42	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="No"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="5"/>

**Settlement** **Hamstall Ridwar** **Source** *Under Construction*

<b>ID1</b>	<input type="text" value="317"/>	<b>Location</b>	<input type="text" value="Mill House, Yoxall Road"/>	<b>Ward</b>	<input type="text" value="Kings Bromley"/>
<b>Site Area (Ha)</b>	0.06	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Total Yield= 1"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Harlaston** Source *Under Construction*

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<b>ID1</b> <input type="text" value="343"/>	<b>Location</b> <input type="text" value="The Green Yard, Harlaston"/>	<b>Ward</b> <input type="text" value="Mease and Tame"/>	
<b>Site Area (Ha)</b> <input type="text" value="0.16"/>	<b>Proposal</b> <input type="text"/>	<b>Size of proposed residential</b> <input type="text"/>	<b>Density Rate</b> <input type="text"/>
<b>Yield Note</b> <input type="text" value="Total Yield= 2"/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions			
<b>Availability</b>	<input type="text"/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b> <b>Current Deliverability</b> <b>Proposed Yield</b>			
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>	

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Settlement **Hill Ridware** Source *Planning Permission Full*

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<b>ID1</b> <input type="text" value="169"/>	<b>Location</b> <input type="text" value="Orchard Farm, Hill Ridware"/>	<b>Ward</b> <input type="text" value="Colton and Mavesyn R"/>	
<b>Site Area (Ha)</b> <input type="text" value="0.31"/>	<b>Proposal</b> <input type="text"/>	<b>Size of proposed residential</b> <input type="text"/>	<b>Density Rate</b> <input type="text"/>
<b>Yield Note</b> <input type="text"/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions			
<b>Availability</b>	<input type="text"/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b> <b>Current Deliverability</b> <b>Proposed Yield</b>			
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="9"/>	

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**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1	<input type="text" value="255"/>	Location	<input type="text" value="Royal Oak, Land adj"/>	Ward	<input type="text" value="Colton and Mavesyn R"/>
Site Area (Ha)	0.23	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text"/>			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints. Start expected 2009, conditions being discharged. Deveoper advises completion within next four years."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="9"/>			

ID1	<input type="text" value="276"/>	Location	<input type="text" value="Uttoxeter Road 56"/>	Ward	<input type="text" value="Colton and Mavesyn R"/>
Site Area (Ha)	0.08	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>	Yield Note <input type="text"/>			
<b>Suitability</b>					
Sustainable					
Mix					
Strategic Policy					
Physical Problem					
Potential Impacts					
Environmental Conditions					
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.1 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.09 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Hill Ridware** Source *Under Construction*

ID1	159	Location	Abbeylands Cottage, 11 Rake End	Ward	Colton and Mavesyn R		
Site Area (Ha)	0.13	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Hill Ridware** Source *Under Construction*

ID1	275	Location	Uttoxeter Road, 95	Ward	Colton and Mavesyn R		
Site Area (Ha)	0.09	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 3						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	3					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Hill Ridware** Source *Under Construction*

<b>ID1</b> <input type="text" value="318"/>	<b>Location</b> <input type="text" value="The Cottage, Hill Ridware"/>	<b>Ward</b> <input type="text" value="Colton and Mavesyn R"/>	
<b>Site Area (Ha)</b> <input type="text" value="0.57"/>	<b>Proposal</b> <input type="text"/>	<b>Size of proposed residential</b> <input type="text"/>	<b>Density Rate</b> <input type="text"/>
<b>Yield Note</b> <input type="text" value="Total Yield= 3, 1 complete"/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions			
<b>Availability</b>	<input type="text"/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b> <b>Current Deliverability</b> <b>Proposed Yield</b>			
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="2"/>	

Settlement **Hill Ridware** Source *Under Construction*

<b>ID1</b> <input type="text" value="319"/>	<b>Location</b> <input type="text" value="Hathaway, 95 Manley Road"/>	<b>Ward</b> <input type="text" value="Colton and Mavesyn R"/>	
<b>Site Area (Ha)</b> <input type="text" value="0.03"/>	<b>Proposal</b> <input type="text"/>	<b>Size of proposed residential</b> <input type="text"/>	<b>Density Rate</b> <input type="text"/>
<b>Yield Note</b> <input type="text" value="Total Yield= 4"/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions			
<b>Availability</b>	<input type="text"/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b> <b>Current Deliverability</b> <b>Proposed Yield</b>			
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Hill Ridware** Source *Under Construction*

---

ID1  Location  Ward  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

---

Settlement **Hill Ridware** Source *Under Construction*

---

ID1  Location  Ward  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Hill Ridware** Source *Under Construction*

---

ID1  Location  Ward  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

---

Settlement **Hopwas** Source *Planning Permission Full*

---

ID1  Location  Ward

Site Area (Ha) 0.11 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Hopwas**

Source

Planning Permission Full

---

ID1  Location  Ward

Site Area (Ha) 0.09 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

---

Settlement **Hopwas**

Source

Under Construction

---

ID1  Location  Ward

Site Area (Ha) 0.04 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement** Hopwas **Source** Under Construction

<b>ID1</b>	364	<b>Location</b>	Hints Road, 32, Hopwas	<b>Ward</b>	Mease and Tame
<b>Site Area (Ha)</b>	0.05	<b>Proposal</b>		<b>Size of proposed residential</b>	
<b>Density Rate</b>					
<b>Yield Note</b>	Total Yield= 1				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>				<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>				<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	1

**Settlement** Kings Bromley **Source** Planning Permission Full

<b>ID1</b>	186	<b>Location</b>	Alrewas Road, land adj 52	<b>Ward</b>	Kings Bromley
<b>Site Area (Ha)</b>	0.15	<b>Proposal</b>		<b>Size of proposed residential</b>	
<b>Density Rate</b>					
<b>Yield Note</b>					
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	Expected to start 2008/9.			<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>				<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
				<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>	0-5 years	<b>Current Deliverability</b>	Deliverable	<b>Proposed Yield</b>	2

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement* **Kings Bromley** *Source* *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.06 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

*Settlement* **Kings Bromley** *Source* *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.08 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement* **Kings Bromley** *Source* *Planning Permission Outline*

<b>ID1</b>	<input type="text" value="177"/>	<b>Location</b>	<input type="text" value="The Hollies, Land rear of"/>	<b>Ward</b>	<input type="text" value="Kings Bromley"/>
<b>Site Area (Ha)</b>	0.16	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

*Settlement* **Kings Bromley** *Source* *Under Construction*

<b>ID1</b>	<input type="text" value="185"/>	<b>Location</b>	<input type="text" value="Alrewas Road, land adj 31"/>	<b>Ward</b>	<input type="text" value="Kings Bromley"/>
<b>Site Area (Ha)</b>	0.06	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Total Yield= 1"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Kings Bromley** Source *Under Construction*

ID1	335	Location	Manor Bungalow, Manor Park	Ward	Kings Bromley		
Site Area (Ha)	0.25	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		1			

Settlement **Kings Bromley** Source *Under Construction*

ID1	336	Location	Vicarage Lane, 8	Ward	Kings Bromley		
Site Area (Ha)	0.27	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 5, 2 complete						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		3			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Kings Bromley** **Source** *Under Construction*

<b>ID1</b>	<input type="text" value="337"/>	<b>Location</b>	<input type="text" value="Manor Road, Rear of 3"/>	<b>Ward</b>	<input type="text" value="Kings Bromley"/>
<b>Site Area (Ha)</b>	0.07	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Total Yield= 1"/>				
<b>Suitability</b>	<p>Sustainable</p> <p>Mix</p> <p>Strategic Policy</p> <p>Physical Problem</p> <p>Potential Impacts</p> <p>Environmental Conditions</p>				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**Settlement** **Lichfield** **Source** *Omission Site*

<b>ID1</b>	<input type="text" value="139"/>	<b>Location</b>	<input type="text" value="Birmingham Road, Lichfield"/>	<b>Ward</b>	<input type="text" value="St Johns"/>
<b>Site Area (Ha)</b>	0.8	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="likely to come forward as part of wider development, under site 109"/>				
<b>Suitability</b>	<p>Sustainable Adjacent to the sustainable settlement of Lichfield. Proposed wider development considered to assist in providing sustainable mixed communities</p> <p>Mix Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.</p> <p>Strategic Policy</p> <p>Physical Problem None identified.</p> <p>Potential Impacts Site falls within BEA and contributions to this project may be required. Loss of grade 2 agricultural land may need justification.</p> <p>Environmental Conditions None identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 2.13 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Within a sustainable settlement.  
Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.1 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

---

ID1	187	Location	Ash Tree Lane, 12	Ward	Whittington		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
Achievability					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

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Settlement **Lichfield**

Source

Planning Permission Full

---

ID1	188	Location	Beacon Croft, Shaw Lane, Lichfield	Ward	Leomansley		
Site Area (Ha)	0.11	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
Achievability					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

---

ID1	192	Location	Borrowcop Lane, 39	Ward	St Johns		
Site Area (Ha)	0.09	Proposal		Size of proposed residential		Density Rate	
<b>Yield Note</b>							
<b>Suitability</b>							
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>				Currently Suitable?	<input type="checkbox"/> Yes		
<b>Achievability</b>				Site Available?	<input type="checkbox"/> Yes		
				Site Achievable?	<input type="checkbox"/> Yes		
<b>When is Site likely to commence?</b>							
0-5 years		Current Deliverability		Proposed Yield			
		Deliverable		1			

---

Settlement **Lichfield**

Source

Planning Permission Full

---

ID1	193	Location	Borrowcop Lane, 69	Ward	St Johns		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
<b>Yield Note</b>							
<b>Suitability</b>							
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>				Currently Suitable?	<input type="checkbox"/> Yes		
Work expected to start on site in 2008/9.				Site Available?	<input type="checkbox"/> Yes		
<b>Achievability</b>				Site Achievable?	<input type="checkbox"/> Yes		
<b>When is Site likely to commence?</b>							
0-5 years		Current Deliverability		Proposed Yield			
		Deliverable		2			

---

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Lichfield**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0.04 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.03 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.12 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.14 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.03 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.06 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.1 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable

Mix

Strategic Policy

Physical Problem

Potential Impacts Site has potential for protected species.

Environmental Conditions

**Availability**

Currently Suitable?

Site Available?

**Achievability**

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.14 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable

Mix

Strategic Policy

Physical Problem

Potential Impacts

Environmental Conditions

**Availability**

Currently Suitable?

Site Available?

**Achievability**

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.07 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 3.49 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source

Planning Permission Full s106

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source

Planning Permission Outline

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ID1	<input type="text" value="57"/>	Location	<input type="text" value="Austin Cote Farm, Lichfield"/>	Ward	<input type="text" value="Boley Park"/>		
Site Area (Ha)	0.15	Proposal	<input type="text" value="Residential"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability	Within a sustainable settlement.						
Sustainable Mix	Strategic Policy						
Physical Problem	Potential Impacts						
Environmental Conditions							
Availability	<input type="text" value="No known constraints."/>				Currently Suitable?	<input type="text" value="Yes"/>	
Achievability	<input type="text" value="No known constraints."/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="6"/>					

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Settlement **Lichfield**

Source

Planning Permission Outline

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ID1	<input type="text" value="172"/>	Location	<input type="text" value="Rocklands House (Gatehouse Nursery)"/>	Ward	<input type="text" value="Stowe"/>		
Site Area (Ha)	0.14	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability							
Sustainable Mix	Strategic Policy						
Physical Problem	Potential Impacts						
Environmental Conditions							
Availability	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
Achievability	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

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**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



ID1  Location  Ward

Site Area (Ha) 0.34 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

ID1  Location  Ward

Site Area (Ha) 1.9 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.19 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

ID1  Location  Ward

Site Area (Ha) 1.51 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Within a sustainable settlement.  
Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.







**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Within a sustainable settlement.

**Mix**                      No strategic policy restrictions.

**Strategic Policy**

**Physical Problem**      Floodzone 2(part) 3a (part). SFRA may be required.

**Potential Impacts**      Within Conservation Area.Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.

**Environmental Conditions**      No negative impacts identified.

**Availability**       **Currently Suitable?**

**Achievability**       **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Within a sustainable settlement.

**Mix**                      Allocated as Business Area in saved Local Plan policy. Proposed mixed use scheme would be acceptable.

**Strategic Policy**

**Physical Problem**      No significant problems identified.

**Potential Impacts**      Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation.Site has potential for protected species.

**Environmental Conditions**      No negative impacts identified.

**Availability**       **Currently Suitable?**

**Achievability**       **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Within a sustainable settlement.

**Mix**                      No strategic policy restrictions.

**Strategic Policy**

**Physical Problem**    No significant identified.

**Potential Impacts**    Loss of Grade2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.Site has potential for protected species.

**Environmental Conditions**    No negative impacts identified.

**Availability**            **Currently Suitable?**

**Site Available?**

**Achievability**            **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Within a sustainable settlement.

**Mix**                      Recreation Zone. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.

**Strategic Policy**

**Physical Problem**    No significant identified.

**Potential Impacts**    The loss of Grade2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further

**Environmental Conditions**    No negative impacts identified.

**Availability**            **Currently Suitable?**

**Site Available?**

**Achievability**            **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.





**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in proximity to public transport route, services and facilities
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.
<b>Physical Problem</b>	No significant problems identified.
<b>Potential Impacts</b>	Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on
<b>Environmental Conditions</b>	No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Proposed mix will assist sustainability.
<b>Strategic Policy</b>	Part Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.
<b>Physical Problem</b>	
<b>Potential Impacts</b>	Loss of Grade2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.
<b>Environmental Conditions</b>	No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.94 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Proposed mix will assist sustainability.
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.
<b>Physical Problem</b>	Landfill site within 50m, further investigation may be required.
<b>Potential Impacts</b>	Loss of Grade2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.
<b>Environmental Conditions</b>	No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 13.6 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Proposed mix will assist sustainability.
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.
<b>Physical Problem</b>	Landfill site within 50m, further investigation may be required.
<b>Potential Impacts</b>	Loss of Grade2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.
<b>Environmental Conditions</b>	No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**                      Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in proximity to public transport node, services and facilities. Loss of employment site could affect

**Strategic Policy**                      Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mixed communities.

**Physical Problem**                      SCC highlight negative impact on local road network.

**Potential Impacts**                      Loss of Grade2 Agricultural Land may need justification.Site has potential for protected species.

**Environmental Conditions**                      No negative impacts identified.

**Availability**                     

**Currently Suitable?**

**Achievability**                     

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**                      Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.

**Physical Problem**                      SCC highlight negative impact on local network requiring investment in mitigation measures.

**Potential Impacts**                      Loss of Grade2 Agricultural Land may need justification. Site has potential for protected species.

**Environmental Conditions**                      No negative impacts identified

**Availability**                     

**Currently Suitable?**

**Achievability**                     

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Proposed mix will assist sustainability.
<b>Strategic Policy</b>	Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.
<b>Physical Problem</b>	No significant identified.
<b>Potential Impacts</b>	Loss of Grade2 Agricultural Land may need justification.
<b>Environmental Conditions</b>	No negative impacts identified

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.
<b>Physical Problem</b>	No significant identified.
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on
<b>Environmental Conditions</b>	No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Submission*

ID1	<input type="text" value="435"/>	Location	<input type="text" value="Eastern Avenue, Lichfield"/>	Ward	<input type="text" value="Chadsmead"/>
Site Area (Ha)	<input type="text" value="0.44"/>	Proposal	<input type="text" value="Affordable Housing"/>	Size of proposed residential	<input type="text" value="0.44"/>
Density Rate	<input type="text"/>				
Yield Note	<input type="text" value="Yield proposed by agent at approx 93dph. Accomodation in the form of appartments"/>				
<b>Suitability</b>					
Sustainable Mix	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities				
Strategic Policy	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.				
Physical Problem	Access to site needs to be identified				
Potential Impacts	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on				
Environmental Conditions	No negative impacts identified.				
<b>Availability</b>	<input type="text" value="Known interest from RSL. Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>				<b>Currently Suitable?</b> <input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>				<b>Site Available?</b> <input type="text" value="Yes"/>
					<b>Site Achievable?</b> <input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="41"/>

Settlement **Lichfield** Source *Survey*

ID1	<input type="text" value="53"/>	Location	<input type="text" value="Tamworth Street 19a"/>	Ward	<input type="text" value="Stowe"/>
Site Area (Ha)	<input type="text" value="0.07"/>	Proposal	<input type="text" value="Residential"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>				
Yield Note	<input type="text" value="Pre-app enquiry suggests 3"/>				
<b>Suitability</b>					
Sustainable Mix	Within a sustainable settlement.				
Strategic Policy	None identified.				
Physical Problem	None identified.				
Potential Impacts	Conservation area so require sensitive design. Site has potential for protected species. SSSI within 1km, impact may need investigation				
Environmental Conditions	City centre location and opposite pub so careful design to mitigate noise.				
<b>Availability</b>	<input type="text" value="No known constraints, existing business have been asked to vacate early 2009 as work is expected to start."/>				<b>Currently Suitable?</b> <input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints"/>				<b>Site Available?</b> <input type="text" value="Yes"/>
					<b>Site Achievable?</b> <input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="3"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Lichfield**                      **Source**                      **Survey**

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.16 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable</b>	Within a sustainable settlement.
<b>Mix</b>	None identified.
<b>Strategic Policy</b>	
<b>Physical Problem</b>	None identified.
<b>Potential Impacts</b>	Conservation area. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation
<b>Environmental Conditions</b>	City centre residential, opposite pubs, design of building will need to minimise noise.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**Settlement**    **Lichfield**                      **Source**                      **Survey**

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.25 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

<b>Sustainable</b>	Within a sustainable settlement.
<b>Mix</b>	None identified.
<b>Strategic Policy</b>	
<b>Physical Problem</b>	None identified.
<b>Potential Impacts</b>	Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.
<b>Environmental Conditions</b>	None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Lichfield**                      **Source**                      **Survey**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable** adjacent to the sustainable settlement of Lichfield. Close proximity to public transport and services.  
**Mix**  
**Strategic Policy** Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sus mix comms.  
**Physical Problem** None identified.  
**Potential Impacts** Loss of grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.  
**Environmental Conditions** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement**    **Lichfield**                      **Source**                      **Survey**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable** Within a sustainable settlement.  
**Mix**  
**Strategic Policy** None identified.  
**Physical Problem** None identified.  
**Potential Impacts** Conservation area so careful design needed Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions** Close to public house so noise should be mitigated.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Lichfield**                      **Source**                      **Survey**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable                      Within a sustainable settlement.

Mix                                      None identified.

Strategic Policy

Physical Problem                      Issue of access to be resolved.

Potential Impacts                      Site has potential for protected species.

Environmental Conditions                      None identified.

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**Settlement**    **Lichfield**                      **Source**                      **Under Construction**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable                      Within a sustainable settlement.

Mix

Strategic Policy

Physical Problem

Potential Impacts

Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

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ID1  Location  Ward

Site Area (Ha) 0.62 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

---

Settlement **Lichfield** Source *Under Construction*

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ID1  Location  Ward

Site Area (Ha) 0.08 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

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**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	231	Location	Marlborough House 26, St John Street	Ward	Leomansley		
Site Area (Ha)	0.11	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 9						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		9			

Settlement **Lichfield** Source *Under Construction*

ID1	256	Location	Shortbutts Lane, Land Rear of 73	Ward	St Johns		
Site Area (Ha)	0.08	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 4						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		4			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	278	Location	Wentworth Drive 15	Ward	St Johns		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		2			

Settlement **Lichfield** Source *Under Construction*

ID1	299	Location	Arts Centre, Bird Street	Ward	Stowe		
Site Area (Ha)	0.08	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 12						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		12			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source Under Construction

ID1	300	Location	Tamworth Street, 30	Ward	Stowe		
Site Area (Ha)	0.01	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Lichfield** Source Under Construction

ID1	301	Location	Chesterfield Road	Ward	St Johns		
Site Area (Ha)	11.03	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 230						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	52					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="302"/>	Location	<input type="text" value="Trent Valley Road, 23"/>	Ward	<input type="text" value="Stowe"/>				
Site Area (Ha)	0.02	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 1"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							Current Deliverability	Proposed Yield	
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>							

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="303"/>	Location	<input type="text" value="Valley lane 100"/>	Ward	<input type="text" value="Stowe"/>				
Site Area (Ha)	0.03	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 1"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							Current Deliverability	Proposed Yield	
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>							

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="304"/>	Location	<input type="text" value="Valley Lane, land adj 38"/>	Ward	<input type="text" value="Stowe"/>		
Site Area (Ha)	<input type="text" value="0.04"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 2"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="2"/>		

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="305"/>	Location	<input type="text" value="Gaiafields Road, 5"/>	Ward	<input type="text" value="Curborough"/>		
Site Area (Ha)	<input type="text" value="0.07"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 2"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Lichfield** Source *Under Construction*

ID1	316	Location	Weston Road, 132-134	Ward	Chadsmead		
Site Area (Ha)	0.14	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 4						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	4					

Settlement **Lichfield** Source *Under Construction*

ID1	354	Location	Bison Concrete	Ward	St Johns		
Site Area (Ha)	4.09	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 175						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	<input type="checkbox"/> No	
Achievability					Site Available?	<input type="checkbox"/> No	
					Site Achievable?	<input type="checkbox"/> No	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	47					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	355	Location	St John's House, 28 St John Street	Ward	Leomansley		
Site Area (Ha)	0.18	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Lichfield** Source *Under Construction*

ID1	356	Location	upper St John St, 135-139	Ward	St Johns		
Site Area (Ha)	0.01	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 3, 1 complete						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	<input type="checkbox"/> Yes	
Achievability					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="386"/>	Location	<input type="text" value="Oakley House Hotel"/>	Ward	<input type="text" value="Curborough"/>		
Site Area (Ha)	0.17	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 3"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

Settlement **Lichfield** Source *Under Construction*

ID1	<input type="text" value="393"/>	Location	<input type="text" value="Bird Street 26-28"/>	Ward	<input type="text" value="Stowe"/>		
Site Area (Ha)	0.15	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 19"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable Mix	<input type="text"/>						
Strategic Policy	<input type="text"/>						
Physical Problem	<input type="text"/>						
Potential Impacts	<input type="text"/>						
Environmental Conditions	<input type="text"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="19"/>					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield** Source *Under Construction*

ID1	469	Location	Walsall Road Phase VI	Ward	Leomansley
Site Area (Ha)	3.34	Proposal		Size of proposed residential	
Density Rate					
Yield Note	Total Yield= 112, 107 complete				
Suitability	<p>Sustainable</p> <p>Mix</p> <p>Strategic Policy</p> <p>Physical Problem</p> <p>Potential Impacts</p> <p>Environmental Conditions</p>				
Availability				Currently Suitable?	<input checked="" type="checkbox"/> Yes
Achievability				Site Available?	<input checked="" type="checkbox"/> Yes
				Site Achievable?	<input checked="" type="checkbox"/> Yes
When is Site likely to commence?	0-5 years	Current Deliverability	Deliverable	Proposed Yield	5

Settlement **Lichfield** Source *Urban Capacity Study*

ID1	55	Location	Malthouse, Birmingham Road	Ward	St Johns
Site Area (Ha)	0.58	Proposal	Residential	Size of proposed residential	
Density Rate					
Yield Note	Previous app for higher no. withdrawn due to design constraints. New app addresses this but with lower yield. However, further design work to increase yield may be required to enable affordable housing				
Suitability	<p>Sustainable Within a sustainable settlement.</p> <p>Mix None identified.</p> <p>Strategic Policy</p> <p>Physical Problem Remediation of contamination may be required.</p> <p>Potential Impacts Listed building requires sensitive design.</p> <p>Environmental Conditions None identified.</p>				
Availability	No known constraints.			Currently Suitable?	<input checked="" type="checkbox"/> Yes
Achievability	Viability Report shows that current proposal only viable without affordable housing element.			Site Available?	<input checked="" type="checkbox"/> Yes
				Site Achievable?	<input checked="" type="checkbox"/> Yes
When is Site likely to commence?	0-5 years	Current Deliverability	Deliverable	Proposed Yield	45

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Little Aston**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0.26    **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Little Aston**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0.4    **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

<b>ID1</b>	<input type="text" value="211"/>	<b>Location</b>	<input type="text" value="Gablewood, 16 Squirrel Walk, Little Aston"/>	<b>Ward</b>	<input type="text" value="Little Aston"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.21"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

<b>ID1</b>	<input type="text" value="220"/>	<b>Location</b>	<input type="text" value="High Beeches, Roman Road, Little Aston"/>	<b>Ward</b>	<input type="text" value="Little Aston"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.22"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Little Aston** Source *Planning Permission Full*

ID1	223	Location	Home Farm, Forge Lane	Ward	Little Aston		
Site Area (Ha)	0.42	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability	Expected to start summer 2008				Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	4					

Settlement **Little Aston** Source *Planning Permission Full*

ID1	236	Location	Newick road, 6a	Ward	Little Aston		
Site Area (Ha)	0.17	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability	No known constraints. PP expires 17/06/2010.				Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1	<input type="text" value="265"/>	Location	<input type="text" value="The Dower House, Little Aston"/>	Ward	<input type="text" value="Little Aston"/>
Site Area (Ha)	0.11	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>				
Yield Note	<input type="text"/>				
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
Availability	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>
Achievability	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>
				Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>

ID1	<input type="text" value="266"/>	Location	<input type="text" value="The Grove, 14, Little Aston"/>	Ward	<input type="text" value="Little Aston"/>
Site Area (Ha)	0.1	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>
Density Rate	<input type="text"/>				
Yield Note	<input type="text"/>				
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
Availability	<input type="text" value="No known constraints."/>			Currently Suitable?	<input type="text" value="Yes"/>
Achievability	<input type="text"/>			Site Available?	<input type="text" value="Yes"/>
				Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?	<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>	Proposed Yield	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Little Aston**                      **Source**                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement**    **Little Aston**                      **Source**                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable      Within village boundary in a settlement considered to be sustainable in the RSSS.  
 Mix  
 Strategic Policy      Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
 Physical Problem      No significant identified.  
 Potential Impacts      Within Conservation Area. Site falls within BEA and contributions to this project may be required.  
 Environmental Conditions      No negative impacts identified.

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Little Aston**                      *Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable                      Within village boundary in a settlement considered to be sustainable in the RSSS.

Mix                                      No strategic policy restrictions.

Strategic Policy

Physical Problem                      No significant identified.

Potential Impacts                      Within Conservation Area. Site falls within BEA and contributions to this project may be required.

Environmental Conditions                      No negative impacts identified.

<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.	<b>Currently Suitable?</b> <input type="text" value="Yes"/>
<b>Achievability</b>	No known constraints.	<b>Site Available?</b> <input type="text" value="Yes"/> <b>Site Achievable?</b> <input type="text" value="Yes"/>

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

*Settlement*    **Little Aston**                      *Source*                      *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable

Mix

Strategic Policy

Physical Problem

Potential Impacts

Environmental Conditions

<b>Availability</b>	No known constraints.	<b>Currently Suitable?</b> <input type="text" value="Yes"/>
<b>Achievability</b>		<b>Site Available?</b> <input type="text" value="Yes"/> <b>Site Achievable?</b> <input type="text" value="Yes"/>

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Little Aston** Source *Under Construction*

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ID1	<input type="text" value="338"/>	Location	<input type="text" value="The Garth, Roman Road, Little Aston"/>	Ward	<input type="text" value="Little Aston"/>		
Site Area (Ha)	<input type="text" value="0.33"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

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Settlement **Little Aston** Source *Under Construction*

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ID1	<input type="text" value="339"/>	Location	<input type="text" value="The Croft, Roman Road"/>	Ward	<input type="text" value="Little Aston"/>		
Site Area (Ha)	<input type="text" value="0.22"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 1"/>						
<b>Suitability</b>	<input type="text"/>						
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

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**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Little Aston** Source *Under Construction*

ID1	<input type="text" value="340"/>	Location	<input type="text" value="beechwood, Roman Road, Little Aston"/>	Ward	<input type="text" value="Little Aston"/>				
Site Area (Ha)	<input type="text" value="0.25"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 1"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>

Settlement **Little Aston** Source *Under Construction*

ID1	<input type="text" value="341"/>	Location	<input type="text" value="Alderhythe Grove, 2"/>	Ward	<input type="text" value="Little Aston"/>				
Site Area (Ha)	<input type="text" value="0.1"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>		
Yield Note	<input type="text" value="Total Yield= 1"/>								
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>								
<b>Availability</b>							<input type="text"/>	Currently Suitable?	<input type="text" value="Yes"/>
<b>Achievability</b>							<input type="text"/>	Site Available?	<input type="text" value="Yes"/>
								Site Achievable?	<input type="text" value="Yes"/>
When is Site likely to commence?							<input type="text" value="0-5 years"/>	Current Deliverability	<input type="text" value="Deliverable"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Little Aston** Source *Under Construction*

ID1	383	Location	Longmoor, Little Aston	Ward	Little Aston		
Site Area (Ha)	0.22	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/>	No
<b>Achievability</b>					Site Available?	<input type="checkbox"/>	No
					Site Achievable?	<input type="checkbox"/>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		1			

Settlement **Little Aston** Source *Under Construction*

ID1	390	Location	Walsall Road 41, Little Aston	Ward	Little Aston		
Site Area (Ha)	0.26	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/>	Yes
<b>Achievability</b>					Site Available?	<input type="checkbox"/>	Yes
					Site Achievable?	<input type="checkbox"/>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Longdon**

Source

Planning Permission Outline

ID1  Location  Ward

Site Area (Ha) 0.07 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Other Rural**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 3.42 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 1.58 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.09 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.09 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.15 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.06 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.29 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.2 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**  Yes

**Achievability**  **Site Available?**  Yes

**Site Achievable?**  Yes

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.29 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**  Yes

**Achievability**  **Site Available?**  Yes

**Site Achievable?**  Yes

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Other Rural**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.38 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement**    **Other Rural**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.37 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts    Site has potential for protected species.  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source *Planning Permission Full*

ID1	261	Location	Stonnall House Farm, mill Lane	Ward	Stonnall		
Site Area (Ha)	0.35	Proposal		Size of proposed residential		Density Rate	
<b>Yield Note</b>							
<b>Suitability</b>							
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	No known constraints					<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>						<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
						<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>							
0-5 years		<b>Current Deliverability</b>		<b>Proposed Yield</b>			
		Deliverable		4			

Settlement **Other Rural** Source *Planning Permission Full*

ID1	268	Location	The Old Croft	Ward	Armitage with Handsa		
Site Area (Ha)	0.17	Proposal		Size of proposed residential		Density Rate	
<b>Yield Note</b>							
<b>Suitability</b>							
Sustainable							
Mix							
Strategic Policy							
Physical Problem							
Potential Impacts							
Environmental Conditions							
<b>Availability</b>	No known constraints					<b>Currently Suitable?</b>	<input checked="" type="checkbox"/> Yes
<b>Achievability</b>						<b>Site Available?</b>	<input checked="" type="checkbox"/> Yes
						<b>Site Achievable?</b>	<input checked="" type="checkbox"/> Yes
<b>When is Site likely to commence?</b>							
0-5 years		<b>Current Deliverability</b>		<b>Proposed Yield</b>			
		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.12 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.3 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.16 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Other Rural**                      **Source**                      *Planning Permission Full s106*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 1.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

**Settlement**    **Other Rural**                      **Source**                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.21 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.07 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.57 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.17 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

*Settlement*    **Other Rural**                      *Source*                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.09 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Other Rural**                      *Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.  
**Mix**  
**Strategic Policy**      Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem**      No significant problems identified.  
**Potential Impacts**      The loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further  
**Environmental Conditions**      No negative impacts identified.

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

*Settlement*    **Other Rural**                      *Source*                      *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**  
**Mix**  
**Strategic Policy**  
**Physical Problem**  
**Potential Impacts**  
**Environmental Conditions**

**Availability**

**Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1  Location  Ward

Site Area (Ha) 0.09 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Other Rural** Source Under Construction

ID1  Location  Ward

Site Area (Ha) 0.48 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	232	Location	Mill Farm, Cappers Lane	Ward	Whittington		
Site Area (Ha)	0.52	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability	Site being marketed for sale, expect completion 2009.			Currently Suitable?	Yes		
Achievability				Site Available?	Yes		
				Site Achievable?	Yes		
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Other Rural** Source Under Construction

ID1	254	Location	Red, White and Blue, Walsall Road	Ward	Stonnall		
Site Area (Ha)	0.09	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability				Currently Suitable?	Yes		
Achievability				Site Available?	Yes		
				Site Achievable?	Yes		
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	283	Location	Gorse Farm, Fradley	Ward	Alrewas and Fradley		
Site Area (Ha)	0.19	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 3						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Site has potential for protected species. Environmental Conditions</p>						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

Settlement **Other Rural** Source Under Construction

ID1	285	Location	Greenacres, Newlands Lane	Ward	Colton and Mavesyn R		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	290	Location	Brereton Hill 50	Ward	Armitage with Handsa		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Other Rural** Source Under Construction

ID1	293	Location	Carroway Head Farm, Canwell	Ward	Bourne Vale		
Site Area (Ha)	0.05	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	295	Location	Fordway Farm (Blythe Byre)	Ward	Bourne Vale		
Site Area (Ha)	0.48	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Other Rural** Source Under Construction

ID1	296	Location	Holt Farm	Ward	Bourne Vale		
Site Area (Ha)	0.55	Proposal		Size of proposed residential		Density Rate	
Yield Note							
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> No	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> No	
					Site Achievable?	<input type="checkbox"/> No	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Other Rural** Source Under Construction

ID1	297	Location	Drayton House, Drayton Lane	Ward	Bourne Vale		
Site Area (Ha)	0.58	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Other Rural** Source Under Construction

ID1	320	Location	Manor Farm, Blithbury	Ward	Colton and Mavesyn R		
Site Area (Ha)	0.05	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source *Under Construction*

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ID1  Location  Ward

Site Area (Ha) 0.14 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

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Settlement **Other Rural** Source *Under Construction*

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ID1  Location  Ward

Site Area (Ha) 0.12 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable
Mix
Strategic Policy
Physical Problem
Potential Impacts
Environmental Conditions

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability**  **Proposed Yield**

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**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	323	Location	Fawley farm, Rough Park	Ward	Kings Bromley		
Site Area (Ha)	0.33	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		2			

Settlement **Other Rural** Source Under Construction

ID1	332	Location	Springhill Farm	Ward	Hammerwich		
Site Area (Ha)	1.04	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 5						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		5			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	333	Location	Bryn Hafod, Walsall Road	Ward	Shenstone		
Site Area (Ha)	1.17	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Other Rural** Source Under Construction

ID1	334	Location	Hammerwich Place Farm	Ward	Hammerwich		
Site Area (Ha)	0.16	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield=2						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	345	Location	Clifton Hall, Pavilion 2	Ward	Mease and Tame		
Site Area (Ha)	0.3	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 8						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	6					

Settlement **Other Rural** Source Under Construction

ID1	348	Location	Acacia Grove Farm	Ward	Mease and Tame		
Site Area (Ha)	0.42	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 3, 2 complete						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	351	Location	St Marys College, Weeford	Ward	Bourne Vale		
Site Area (Ha)	0.74	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Other Rural** Source Under Construction

ID1	352	Location	Boat House, Swinfen	Ward	Bourne Vale		
Site Area (Ha)	0.01	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input checked="" type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input checked="" type="checkbox"/> Yes	
					Site Achievable?	<input checked="" type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	357	Location	Laurel Farm	Ward	Stonnall		
Site Area (Ha)	0.13	Proposal		Size of proposed residential		Density Rate	
Yield Note							
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

Settlement **Other Rural** Source Under Construction

ID1	358	Location	Mill Dam House, Stonnall	Ward	Stonnall		
Site Area (Ha)	0.2	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	366	Location	Huddlesford Grange Farm	Ward	Whittington		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 2						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

Settlement **Other Rural** Source Under Construction

ID1	367	Location	Hurst Farm, Whittington Hurst	Ward	Whittington		
Site Area (Ha)	0.29	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 4						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	2					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Other Rural** Source Under Construction

ID1	368	Location	Grove Farm, Whittington	Ward	Whittington		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Other Rural** Source Under Construction

ID1	384	Location	Lower Newlands Farm, Blithbury	Ward	Colton and Mavesyn R		
Site Area (Ha)	0.02	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	388	Location	Sunnyside Farm, Elmhurst	Ward	Kings Bromley		
Site Area (Ha)	0.28	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 4, 3 complete						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Other Rural** Source Under Construction

ID1	467	Location	Sandborough Hill Cottage, Yoxall Road	Ward	Kings Bromley		
Site Area (Ha)	0.12	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
Suitability	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions						
Availability					Currently Suitable?	Yes	
Achievability					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural** Source Under Construction

ID1	470	Location	Woodend Common Farm, Bromley Hayes	Ward	Kings Bromley		
Site Area (Ha)	0.84	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		1			

Settlement **Shenstone** Source Planning Permission Full

ID1	168	Location	Oakdale, Lynn Lane	Ward	Shenstone		
Site Area (Ha)	0.25	Proposal		Size of proposed residential		Density Rate	
Yield Note	yield is considered appropriate						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	Yes	
<b>Achievability</b>					Site Available?	Yes	
					Site Achievable?	Yes	
When is Site likely to commence? Current Deliverability Proposed Yield							
0-5 years		Deliverable		13			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

ID1  Location  Ward

Site Area (Ha) 0.14 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

ID1  Location  Ward

Site Area (Ha) 0.14 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Shenstone**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.19 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement**    **Shenstone**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.11 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Shenstone**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement**    **Shenstone**                      **Source**                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable      Within village boundary in a settlement considered to be sustainable in the RSSS.  
 Mix                      Employment Allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.  
 Strategic Policy  
 Physical Problem      Floodzone 2(part) 3a (part). SFRA may be required.  
 Potential Impacts      Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI & BAS are within 1km and the impact on them may need further  
 Environmental Conditions      No negative impacts identified

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** Shenstone **Source** Submission

<b>ID1</b>	67	<b>Location</b>	Court Drive Land Off, Shenstone	<b>Ward</b>	Shenstone	
<b>Site Area (Ha)</b>	4.03	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	4.03	
<b>Density Rate</b>	30	<b>Yield Note</b> 30dph @ 60% to reflect existing character and grain of settlement. Large number of TPO may impact on design and yield				
<b>Suitability</b>						
<b>Sustainable</b>	Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.					
<b>Mix</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.					
<b>Strategic Policy</b>	Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.					
<b>Physical Problem</b>	No significant problems identified.					
<b>Potential Impacts</b>	The loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need					
<b>Environmental Conditions</b>	No negative impacts identified.					
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner/agent.				<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	Yes
<b>When is Site likely to commence?</b>				<b>Current Deliverability</b>	<b>Proposed Yield</b>	
0-5 years				Deliverable	73	

**Settlement** Shenstone **Source** Submission

<b>ID1</b>	480	<b>Location</b>	Shenstone Pumping Station, Lynn Lane	<b>Ward</b>	Shenstone	
<b>Site Area (Ha)</b>	1.56	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	1.56	
<b>Density Rate</b>	0	<b>Yield Note</b> yield proposed by agent, considered appropriate if providing other uses / facilites on site				
<b>Suitability</b>						
<b>Sustainable</b>	Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.					
<b>Mix</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.					
<b>Strategic Policy</b>	Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.					
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). FRA may be required.					
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. A BAS is within 1km and the impact on it may need further investigation.					
<b>Environmental Conditions</b>	No negative impacts identified.					
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.				<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	Yes
<b>When is Site likely to commence?</b>				<b>Current Deliverability</b>	<b>Proposed Yield</b>	
0-5 years				Deliverable	41	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Settlement*    **Shenstone**                      *Source*                      *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	Within village boundary in a settlement considered to be sustainable in the RSSS.
Mix	None identified.
Strategic Policy	
Physical Problem	None identified.
Potential Impacts	Conservation area so careful design requiredSite has potential for protected species.
Environmental Conditions	None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

*Settlement*    **Shenstone**                      *Source*                      *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable	
Mix	
Strategic Policy	
Physical Problem	
Potential Impacts	
Environmental Conditions	

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Shenstone** Source *Under Construction*

ID1	353	Location	st Johns Drive, Land Adj 3, Shenstone	Ward	Shenstone		
Site Area (Ha)	0.07	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Shenstone** Source *Under Construction*

ID1	456	Location	Ivy House, Land to the rear of, Shenstone	Ward	Shenstone		
Site Area (Ha)	0.1	Proposal		Size of proposed residential		Density Rate	
Yield Note							
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	5					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Stonnall**

Source

Planning Permission Full

ID1  Location  Ward

Site Area (Ha) 0.11 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Stonnall**

Source

Survey

ID1  Location  Ward

Site Area (Ha) 0.35 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
Mix None identified.  
Strategic Policy  
Physical Problem None identified.  
Potential Impacts Site falls within BEA and contributions to this project may be required.  
Environmental Conditions None identified.

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Stonnall** Source *Under Construction*

ID1	<input type="text" value="359"/>	Location	<input type="text" value="Lazy Hill, 2"/>	Ward	<input type="text" value="Stonnall"/>		
Site Area (Ha)	0.06	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability	<input type="text"/>						
Sustainable Mix	Strategic Policy						
Physical Problem	Potential Impacts						
Environmental Conditions	Availability						
Currently Suitable?	<input type="text" value="Yes"/>						
Site Available?	<input type="text" value="Yes"/>						
Site Achievable?	<input type="text" value="Yes"/>						
Achievability	<input type="text"/>						
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

Settlement **Upper Longdon** Source *Planning Permission Full*

ID1	<input type="text" value="273"/>	Location	<input type="text" value="Upper Way, 23, Longon"/>	Ward	<input type="text" value="Longdon"/>		
Site Area (Ha)	0.06	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text"/>						
Suitability	<input type="text"/>						
Sustainable Mix	Strategic Policy						
Physical Problem	Potential Impacts						
Environmental Conditions	Availability						
Currently Suitable?	<input type="text" value="Yes"/>						
Site Available?	<input type="text" value="Yes"/>						
Site Achievable?	<input type="text" value="Yes"/>						
Achievability	<input type="text"/>						
When is Site likely to commence?	Current Deliverability	Proposed Yield					
<input type="text" value="0-5 years"/>	<input type="text" value="Deliverable"/>	<input type="text" value="1"/>					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Upper Longdon** **Source** *Planning Permission Full*

<b>ID1</b>	<input type="text" value="399"/>	<b>Location</b>	<input type="text" value="Pine Ridge, Brereton Hill Lane, upper Longdon"/>	<b>Ward</b>	<input type="text" value="Longdon"/>
<b>Site Area (Ha)</b>	0.04	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text" value="No known constraints."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**Settlement** **Upper Longdon** **Source** *Under Construction*

<b>ID1</b>	<input type="text" value="342"/>	<b>Location</b>	<input type="text" value="north Lodge, Upper Longdon"/>	<b>Ward</b>	<input type="text" value="Longdon"/>
<b>Site Area (Ha)</b>	0.17	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Total Yield= 1"/>				
<b>Suitability</b>	Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Whittington**                      **Source**                      *Planning Permission Outline*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.08 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement**    **Whittington**                      **Source**                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.32 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable      Within village boundary in a settlement considered to be sustainable in the RSSS.  
 Mix                      No strategic policy restrictions.  
 Strategic Policy  
 Physical Problem      No significant identified.  
 Potential Impacts      Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.  
 Environmental Conditions      No negative impacts identified.

**Availability**

**Currently Suitable?**

**Achievability**

**Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Whittington**                      **Source**                      **Submission**

<b>ID1</b>	<input type="text" value="101"/>	<b>Location</b>	<input type="text" value="Cloisters Walk, Whittington"/>	<b>Ward</b>	<input type="text" value="Whittington"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.28"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.28"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30 dph used to reflect nature and character of settlement. Although careful design required due to Conservation Area and Trees which may reduce density."/>				
<b>Suitability</b>	<p><b>Sustainable</b>      Within village boundary in a settlement considered to be sustainable in the RSSS.</p> <p><b>Mix</b>                      No strategic policy restrictions.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b>    No significant problems identified.</p> <p><b>Potential Impacts</b>    Within Conservation Area. The loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.Site has potential for protected species.</p> <p><b>Environmental Conditions</b>    No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
	<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="8"/>

**Settlement**    **Whittington**                      **Source**                      **Submission**

<b>ID1</b>	<input type="text" value="154"/>	<b>Location</b>	<input type="text" value="Huddlesford Lane, Whittington"/>	<b>Ward</b>	<input type="text" value="Whittington"/>
<b>Site Area (Ha)</b>	<input type="text" value="2.69"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="2.69"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30 dph @ 60% used to reflect nature and character of settlement."/>				
<b>Suitability</b>	<p><b>Sustainable</b>      Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p><b>Mix</b>                      Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b>    No significant identified.</p> <p><b>Potential Impacts</b>    Within Conservation Area. Loss of Grade2/3 Agricultural Land may need justification. An SBI &amp; BAS are within 1km and the impact on them may need further investigation.Site has potential for protected</p> <p><b>Environmental Conditions</b>    No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Developer has option to purchase."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
	<input type="text" value="0-5 years"/>		<input type="text" value="Deliverable"/>		<input type="text" value="48"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement** **Whittington** **Source** **Submission**

<b>ID1</b>	<input type="text" value="431"/>	<b>Location</b>	<input type="text" value="Common Lane, Land West of, Whittington"/>	<b>Ward</b>	<input type="text" value="Whittington"/>
<b>Site Area (Ha)</b>	<input type="text" value="2.19"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="2.19"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30 dph@ 60%"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may</p> <p><b>Environmental Conditions</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="39"/>

**Settlement** **Whittington** **Source** **Under Construction**

<b>ID1</b>	<input type="text" value="257"/>	<b>Location</b>	<input type="text" value="Spinney End (Land SW of), the green"/>	<b>Ward</b>	<input type="text" value="Whittington"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.07"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="Total Yield= 1"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b></p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b></p> <p><b>Potential Impacts</b></p> <p><b>Environmental Conditions</b></p>				
<b>Availability</b>	<input type="text"/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text"/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="1"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Whittington** Source Under Construction

ID1	264	Location	Swan Cottages, land rear of	Ward	Whittington		
Site Area (Ha)	0.05	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

Settlement **Whittington** Source Under Construction

ID1	365	Location	Church Street, 34	Ward	Whittington		
Site Area (Ha)	0.08	Proposal		Size of proposed residential		Density Rate	
Yield Note	Total Yield= 1						
<b>Suitability</b>	<p>Sustainable Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions</p>						
<b>Availability</b>					Currently Suitable?	<input type="checkbox"/> Yes	
<b>Achievability</b>					Site Available?	<input type="checkbox"/> Yes	
					Site Achievable?	<input type="checkbox"/> Yes	
When is Site likely to commence?	Current Deliverability	Proposed Yield					
0-5 years	Deliverable	1					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Wigginton**                      **Source**                      *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.05 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**Settlement**    **Wigginton**                      **Source**                      *Under Construction*

**ID1**  **Location**  **Ward**

**Site Area (Ha)** 0.09 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

Sustainable  
 Mix  
 Strategic Policy  
 Physical Problem  
 Potential Impacts  
 Environmental Conditions

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**

**Site Achievable?**

**When is Site likely to commence?** **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Wigginton** Source *Under Construction*

ID1	<input type="text" value="385"/>	Location	<input type="text" value="Main Road 104"/>	Ward	<input type="text" value="Mease and Tame"/>		
Site Area (Ha)	<input type="text" value="0.18"/>	Proposal	<input type="text"/>	Size of proposed residential	<input type="text"/>	Density Rate	<input type="text"/>
Yield Note	<input type="text" value="Total Yield= 3, 2 different apps, one for 1, one for 2"/>						
<b>Suitability</b>	<input type="text" value="Sustainable&lt;br/&gt;Mix&lt;br/&gt;Strategic Policy&lt;br/&gt;Physical Problem&lt;br/&gt;Potential Impacts&lt;br/&gt;Environmental Conditions"/>						
<b>Availability</b>	<input type="text"/>				Currently Suitable?	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text"/>				Site Available?	<input type="text" value="Yes"/>	
					Site Achievable?	<input type="text" value="Yes"/>	
<b>When is Site likely to commence?</b>	<input type="text" value="0-5 years"/>	<b>Current Deliverability</b>	<input type="text" value="Deliverable"/>	<b>Proposed Yield</b>	<input type="text" value="3"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



## Detailed Assessments of Developable Sites



# Detailed assessment of all developable sites

Settlement **Armitage Handsacre** Source *Urban Capacity Study*

ID1  Location  Ward

Site Area (Ha) 1.9 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities

**Strategic Policy** Employment. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mix comms.

**Physical Problem** Investigation of coal subsidence may be required.

**Potential Impacts** Site falls within BEA and contributions to this project may be required.

**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Within a sustainable settlement.  
**Mix**                      Redevelopment would see loss of pitch/es contrary to PPG17. Replacement facilities meeting Sport Strategic Policy England criteria would need to be constructed first. This has not yet been demonstrated.  
**Physical Problem**    No significant identified  
**Potential Impacts**    Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.  
**Environmental Conditions:**    No negative impacts identified

**Availability**       **Currently Suitable?**

**Site Available?**

**Achievability**     

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Burntwood**

*Source*      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**      Site is within sustainable settlement and in close proximity to public transport node, services and facilities.  
**Mix**                      Redevelopment would see loss of pitch contrary to PPG17. Replacement facilities meeting Sport Strategic Policy England criteria would need to be constructed first. This has not yet been demonstrated.  
**Physical Problem**    No significant identified.  
**Potential Impacts**    Site falls within BEA & FOM and contributions to these projects may be required. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.  
**Environmental Conditions:**    No negative impacts identified.

**Availability**       **Currently Suitable?**

**Site Available?**

**Achievability**     

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 0.57 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Site is within sustainable settlement and in close proximity to public transport node, services and facilities  
**Strategic Policy** No strategic policy restrictions.  
**Physical Problem** Site may require remediation. Further investigation of Coal Subsidence area may be required.  
**Potential Impacts** Site falls within BEA & FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Burntwood**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 2.76 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities  
**Strategic Policy** Allocated for employment. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.  
**Physical Problem** No known constraints.  
**Potential Impacts** Site falls within BEA & FOM and contributions to these projects may be required.Site has potential for protected species.  
**Environmental Conditions:** Possible noise, sound, odour pollution from adjacent ind estate.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified.  
**Strategic Policy**  
**Physical Problem** Coal subsidence area may need investigation.  
**Potential Impacts** Site falls within BEA and contributions to this project may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

*Source*    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified.  
**Strategic Policy**  
**Physical Problem** None identified.  
**Potential Impacts** Site falls within BEA and contributinios to this project may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Burntwood**

**Source**    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement, close to public transport route and services and facilities  
**Mix**    Open Space. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sus mix comms.  
**Strategic Policy**  
**Physical Problem**    Investigation of coal subsidence and landfill may be required.  
**Potential Impacts**    Part of site is SBI, SSSI within 1km.  
**Environmental Conditions:**    None identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

**Source**    *Urban Capacity Study*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified.  
**Strategic Policy**  
**Physical Problem**    None identified.  
**Potential Impacts**    Site falls within BEA and contributions to this project may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:**    None identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

<b>ID1</b>	<input type="text" value="147"/>	<b>Location</b>	<input type="text" value="Garage Site, Swan Island, Burntwood"/>	<b>Ward</b>	<input type="text" value="All Saints"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.16"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.16"/>
<b>Density Rate</b>	<input type="text" value="50"/>				
<b>Yield Note</b>	<input type="text" value="A high yield used to reflect proximity to local services and facilities and public transport corridor. Site lends itself to apartments over 3 or more floors."/>				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> None identified.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> None identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and contributions to this project may be required.</p> <p><b>Environmental Conditions:</b> None identified.</p>				
<b>Availability</b>	<input type="text" value="Site has remained vacant for a number of years, owner has not shown any interest in developing."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="No"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="8"/>

<b>ID1</b>	<input type="text" value="151"/>	<b>Location</b>	<input type="text" value="Squash Club, Spinney Lane, Burntwood"/>	<b>Ward</b>	<input type="text" value="Boney Hay"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.57"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.57"/>
<b>Density Rate</b>	<input type="text" value="50"/>				
<b>Yield Note</b>	<input type="text" value="50dph @ 80%"/>				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> None identified.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> None identified.</p> <p><b>Potential Impacts</b> Site falls within BEA and contributions to this project may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> None identified.</p>				
<b>Availability</b>	<input type="text" value="No known interest."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="No"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="23"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement East of Rugeley**

*Source Submission*

<b>ID1</b>	<input type="text" value="27"/>	<b>Location</b>	<input type="text" value="Rugeley Road, South of (Part CC District)"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>		
<b>Site Area (Ha)</b>	<input type="text" value="1.22"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.49"/>	<b>Density Rate</b>	<input type="text" value="40"/>
<b>Yield Note</b>	<input type="text" value="0.49ha is the size of area within LDC. 40dph @ 80% has been used to reflect Cannock Chase Council SHLAA."/>						
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p><b>Strategic Policy</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required. Access to site has been investigated by agent and several options proposed. Favoured option requires land purchase.</p> <p><b>Potential Impacts</b> An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent. Land for access is yet to be purchased."/>				<b>Currently Suitable?</b>	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text" value="Suitable access required through land outside owners control, not considered by agent to affect viability."/>				<b>Site Available?</b>	<input type="text" value="No"/>	
					<b>Site Achievable?</b>	<input type="text" value="Yes"/>	
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="15"/>		

**Settlement East of Rugeley**

*Source Submission*

<b>ID1</b>	<input type="text" value="406"/>	<b>Location</b>	<input type="text" value="Borrow Pit, Power Station"/>	<b>Ward</b>	<input type="text" value="Armitage with Handsa"/>		
<b>Site Area (Ha)</b>	<input type="text" value="14.69"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="14.69"/>	<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30dph @ 60% Agent however, has suggested site could accommodate between 434 and 724 dwellings."/>						
<b>Suitability</b>	<p><b>Sustainable Mix</b> Site is adjacent to site with PP which is adj to Rugeley, close to public transport route. A local centre has permission on adj site and if built would improve sustainability of site.</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required. Site has permission to be filled in with ash, agent confirms ready for redevelopment in 2017.</p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. An SBI &amp; BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="Site has benefit of planning permission for infill with ash from the power station. Once complete will allow for redevelopment in approx 2017."/>				<b>Currently Suitable?</b>	<input type="text" value="Yes"/>	
<b>Achievability</b>	<input type="text" value="Infill of pit from Power Station is not cost to development and assumed site is achievable."/>				<b>Site Available?</b>	<input type="text" value="No"/>	
					<b>Site Achievable?</b>	<input type="text" value="Yes"/>	
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="264"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Edingale**

*Source Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable** The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability.  
**Mix** Part outside settlement. Does not wholly comply with current development plan policies in the RSS, Strategic Policy Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Coal subsidence may need investigation.  
**Potential Impacts** Impact on SBI may need investigation. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement Fazeley**

*Source Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable** Within village boundary in settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities  
**Mix** None identified.  
**Strategic Policy**  
**Physical Problem** None identified.  
**Potential Impacts** Within conservation area and listed building so careful design needed. Loss of grade 3 agricultural land may need to be justified Site has potential for protected species.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Fradley**

*Source*    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within village boundary in settlement considered to be sustainable upon completion of the Local Centre.  
**Strategic Policy**    Part outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sus mix comms.  
**Physical Problem**    None identified.  
**Potential Impacts**    Loss of grade 3 agricultural land may need justification. Site has potential for protected species.  
**Environmental Conditions:**    None identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**Settlement**    **Harlston**

*Source*    *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**  
**Strategic Policy**  
**Physical Problem**  
**Potential Impacts**  
**Environmental Conditions:**

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.09 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions:

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Lichfield**

Source *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.01 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions:

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

<b>ID1</b>	<input type="text" value="142"/>	<b>Location</b>	<input type="text" value="St Michaels Hospital , Lichfield"/>	<b>Ward</b>	<input type="text" value="Stowe"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.75"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	Yield of 6 based on eastern part of site only. Yield based on size and layout of properties opposite. Outline indicated 40.				
<b>Suitability</b>	Sustainable Within a sustainable settlement. Mix Strategic Policy Physical Problem Potential Impacts Environmental Conditions:				
<b>Availability</b>	<input type="text" value="Eastern part of site is available."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Would require sympathetic design."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="6"/>

<b>ID1</b>	<input type="text" value="1"/>	<b>Location</b>	<input type="text" value="Lichfield Highway Depot &amp; HWRL Trent Valley Road"/>	<b>Ward</b>	<input type="text" value="Boley Park"/>
<b>Site Area (Ha)</b>	<input type="text" value="1.37"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="1.37"/>
<b>Density Rate</b>	<input type="text" value="50"/>				
<b>Yield Note</b>	Adjacent redevelopment site achieved 79 units @ 56 dph. High density likely due to proximity to public transport. 50dph @ 80%				
<b>Suitability</b>	Sustainable Within a sustainable settlement. Close proximity to public transport nodes and services and facilities. Mix Strategic Policy No strategic policy restrictions Physical Problem The site may require contamination remediation but the owner states that this will not impact on the viability of redevelopment. Access to the site would likely to be from existing access road. Potential Impacts Site has potential for protected species. SSSI located within 1km and the impact on it may need further investigation. Environmental Conditions: Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development				
<b>Availability</b>	<input type="text" value="The landowner has indicated that the existing use needs to be relocated and an alternative site is yet to be identified. The landowner does not expect that the site will be available within the next 5 years."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Investment in remediation may be required but due to location, a high density could be achieved to increase viability."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="55"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source *Submission*

ID1	<input type="text" value="9"/>	Location	<input type="text" value="Minster Hall Youth Centre"/>	Ward	<input type="text" value="Stowe"/>		
Site Area (Ha)	<input type="text" value="0.15"/>	Proposal	<input type="text" value="Residential"/>	Size of proposed residential	<input type="text" value="0.15"/>	Density Rate	<input type="text" value="100"/>
Yield Note	<input type="text" value="High density rate has been used as likely that small scale appartments could come forward"/>						
<b>Suitability</b>	<p>Sustainable Within a sustainable settlement. Mix No strategic policy restrictions. Strategic Policy Physical Problem No significant problems identified. Potential Impacts Within Conservation Area. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Environmental Conditions: No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="Site put forward by landowner although existing offices in building will need relocating, so unknown exactly when could come forward."/>			Currently Suitable?	<input type="text" value="Yes"/>		
<b>Achievability</b>	<input type="text" value="Site likely to come forward with larger redevelopment scheme for Bird Street Car park as this would provide access. However, development still achievable if came forward separately."/>			Site Available?	<input type="text" value="Yes"/>		
				Site Achievable?	<input type="text" value="Yes"/>		
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
	<input type="text" value="6-15 years"/>		<input type="text" value="Developable"/>		<input type="text" value="15"/>		

Settlement **Lichfield**

Source *Submission*

ID1	<input type="text" value="52"/>	Location	<input type="text" value="The Works, Quonians Lane"/>	Ward	<input type="text" value="Stowe"/>		
Site Area (Ha)	<input type="text" value="0.81"/>	Proposal	<input type="text" value="Mix"/>	Size of proposed residential	<input type="text" value=""/>	Density Rate	<input type="text" value=""/>
Yield Note	<input type="text" value="Agent proposes 61 but feel that lower number is more realistic due to design constraints."/>						
<b>Suitability</b>	<p>Sustainable Within a sustainable settlement. Mix No strategic policy restrictions. Strategic Policy Physical Problem No significant problems identified. Potential Impacts Within Conservation Area, this is a sensitive location with important views of the Cathedral and impact on Listed Buildings needing consideration. Site has potential for protected species. SSSI within 1km, Environmental Conditions: No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="Existing uses would need to be relocated first."/>			Currently Suitable?	<input type="text" value="Yes"/>		
<b>Achievability</b>	<input type="text" value="Level 2 SFRA may be required but affecting only small part of site so unlikely to affect viability."/>			Site Available?	<input type="text" value="No"/>		
				Site Achievable?	<input type="text" value="Yes"/>		
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
	<input type="text" value="6-15 years"/>		<input type="text" value="Developable"/>		<input type="text" value="50"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	112	<b>Location</b>	Working Mens Club, Purcell Avenue	<b>Ward</b>	Curborough		
<b>Site Area (Ha)</b>	0.39	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.2	<b>Density Rate</b>	40
<b>Yield Note</b>	40 dph used to reflect nature and character of settlement on area outside floodzone.						
<b>Suitability</b>							
<b>Sustainable</b>	Site is within sustainable settlement of Lichfield and in proximity to public transport route, services and facilities.						
<b>Mix</b>	None identified.						
<b>Strategic Policy</b>							
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). SFRA may be required.						
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.						
<b>Environmental Conditions:</b>	No negative impacts identified.						
<b>Availability</b>	Site is owned by LDC but no specific desire to disopose or redevelop.				<b>Currently Suitable?</b>	<input type="checkbox"/> Yes	
<b>Achievability</b>	Measure to mitigate flooding may impact on development.				<b>Site Available?</b>	<input type="checkbox"/> No	
					<b>Site Achievable?</b>	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
	6-15 years		Developable			8	

**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	422	<b>Location</b>	Westgate House, Bird Street, Lichfield	<b>Ward</b>	Leomansley		
<b>Site Area (Ha)</b>	0.32	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.32	<b>Density Rate</b>	30
<b>Yield Note</b>	A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.						
<b>Suitability</b>							
<b>Sustainable</b>	Within a sustainable settlement.						
<b>Mix</b>	No strategic policy restrictions.						
<b>Strategic Policy</b>							
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). FRA may be required.						
<b>Potential Impacts</b>	Within Conservation Area and Listed Building so careful design required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.						
<b>Environmental Conditions:</b>	No negative impacts identified						
<b>Availability</b>	No indication that site will come forward in the short term but pre-app shows interest in the longer term.				<b>Currently Suitable?</b>	<input type="checkbox"/> Yes	
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	<input type="checkbox"/> No	
					<b>Site Achievable?</b>	<input type="checkbox"/> Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
	6-15 years		Developable			10	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	425	<b>Location</b>	Hawthorn House, Burton Old Road, Lichfield	<b>Ward</b>	Boley Park	
<b>Site Area (Ha)</b>	0.6	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.6	
<b>Density Rate</b>	40	<b>Yield Note</b> 40dph @ 80% used to reflect surround area				
<b>Suitability</b>						
Sustainable Within a sustainable settlement.						
Mix No strategic policy restrictions.						
Strategic Policy						
Physical Problem No significant identified.						
Potential Impacts Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.						
Environmental Conditions: No negative impacts identified.						
<b>Availability</b>	No indication that site will come forward in short term SCC to confirm.				<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	No
				<b>Site Achievable?</b>	Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>						
6-15 years		Developable		19		

**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	428	<b>Location</b>	Scotch Orchard School, Scotch Orchard, Lichfield	<b>Ward</b>	Stowe	
<b>Site Area (Ha)</b>	0.97	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.97	
<b>Density Rate</b>	40	<b>Yield Note</b> 40dph @ 80%				
<b>Suitability</b>						
Sustainable Within a sustainable settlement.						
Mix No strategic policy restrictions.						
Strategic Policy						
Physical Problem None identified.						
Potential Impacts Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.						
Environmental Conditions: No negative impacts identified.						
<b>Availability</b>	No indication from SCC when site may come forward.				<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No constraints identified.				<b>Site Available?</b>	No
				<b>Site Achievable?</b>	Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>						
6-15 years		Developable		31		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	<input type="text" value="487"/>	<b>Location</b>	<input type="text" value="Land East of Stowe Street, Lichfield"/>	<b>Ward</b>	<input type="text" value="Stowe"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.13"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.13"/>
<b>Density Rate</b>	<input type="text" value="40"/>				
<b>Yield Note</b>	<input type="text" value="Large tree on frontage may constrain layout, 40dph @ 100%"/>				
<b>Suitability</b>					
<b>Sustainable Mix</b>	Site is within sustainable settlement of Lichfield and in proximity to public transport route, services and facilities.				
<b>Strategic Policy</b>	No strategic policy restrictions.				
<b>Physical Problem</b>	No significant identified.				
<b>Potential Impacts</b>	SSSI with 1km.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	<input type="text" value="No indication from SCC when site may come forward."/>				<b>Currently Suitable?</b>
					<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>				<b>Site Available?</b>
					<input type="text" value="No"/>
					<b>Site Achievable?</b>
					<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="6-15 years"/>	<input type="text" value="Developable"/>	<input type="text" value="5"/>			

**Settlement Lichfield**

*Source Survey*

<b>ID1</b>	<input type="text" value="56"/>	<b>Location</b>	<input type="text" value="The Anchor Pub (PH), Streethay"/>	<b>Ward</b>	<input type="text" value="Whittington"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.12"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text" value="0.12"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph to reflect existing character and grain of nearby settlement."/>				
<b>Suitability</b>					
<b>Sustainable Mix</b>	Within Streethay, but on the edge of village. Not within close proximity to services and facilities or public transport.				
<b>Strategic Policy</b>	None identified.				
<b>Physical Problem</b>	None identified.				
<b>Potential Impacts</b>	None identified. Site has potential for protected species.				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	<input type="text" value="Previous Pre-app discussions held a number of years ago, no indication that site is available at present."/>				<b>Currently Suitable?</b>
					<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>				<b>Site Available?</b>
					<input type="text" value="No"/>
					<b>Site Achievable?</b>
					<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
<input type="text" value="6-15 years"/>	<input type="text" value="Developable"/>	<input type="text" value="4"/>			

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source *Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Within a sustainable settlement, close to public transport route and services and facilities

Mix None identified.

Strategic Policy

Physical Problem None identified.

Potential Impacts None identified. Site has potential for protected species.

Environmental Conditions: None identified.

**Availability**

Currently Suitable?

Site Available?

**Achievability**

Site Achievable?

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Lichfield**

Source *Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Within a sustainable settlement. Close to public transport route and services and facilities.

Mix None identified.

Strategic Policy

Physical Problem None identified.

Potential Impacts Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.

Environmental Conditions: None identified.

**Availability**

Currently Suitable?

Site Available?

**Achievability**

Site Achievable?

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source *Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Within a sustainable settlement. Close to public transport route and services and facilities  
Mix None identified.  
Strategic Policy  
Physical Problem None identified.  
Potential Impacts An SSSI is within 1km and the impact on it may need further investigation.  
Environmental Conditions: None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Lichfield**

Source *Survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Within a sustainable settlement.  
Mix None identified.  
Strategic Policy  
Physical Problem None identified.  
Potential Impacts Listed building and conservation area so conversion more likely. Sensitive design required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further  
Environmental Conditions: None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Lichfield**

*Source*    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified.  
**Strategic Policy**  
**Physical Problem** None identified.  
**Potential Impacts** Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Lichfield**

*Source*    *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified, other uses may be more appropriate such as offices.  
**Strategic Policy**  
**Physical Problem** None identified.  
**Potential Impacts** Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

*Source Survey*

<b>ID1</b>	<input type="text" value="492"/>	<b>Location</b>	<input type="text" value="Bird Street Car Park, Lichfield"/>	<b>Ward</b>	<input type="text" value="Stowe"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.54"/>	<b>Proposal</b>	<input type="text" value="Mixed"/>	<b>Size of proposed residential</b>	<input type="text" value="0"/>
<b>Density Rate</b>	<input type="text" value="0"/>				
<b>Yield Note</b>	<input type="text" value="Based on a mix of uses"/>				
<b>Suitability</b>	<p><b>Sustainable</b> Within sustainable settlement</p> <p><b>Mix</b> None identified.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> None identified.</p> <p><b>Potential Impacts</b> Conservation area and views of the Cathedral require sensitive design. An SSSI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> City centre location and other uses, design needs to mitigate against noise.</p>				
<b>Availability</b>	<input type="text" value="Long term vision to redevelop."/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>		
<b>Achievability</b>	<input type="text" value="Viability work shown development achievable."/>	<b>Site Available?</b>	<input type="text" value="No"/>		
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>		
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="25"/>

**Settlement Lichfield**

*Source Urban Capacity Study*

<b>ID1</b>	<input type="text" value="62"/>	<b>Location</b>	<input type="text" value="Depot, Queen Street, Lichfield"/>	<b>Ward</b>	<input type="text" value="Leomansley"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.07"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.07"/>
<b>Density Rate</b>	<input type="text" value="100"/>				
<b>Yield Note</b>	<input type="text" value="High yield proposed to reflect dph of opposite side of street and need to attain higher yield to make viable."/>				
<b>Suitability</b>	<p><b>Sustainable</b> Within a sustainable settlement.</p> <p><b>Mix</b> None identified.</p> <p><b>Strategic Policy</b></p> <p><b>Physical Problem</b> Contaminated land may need remediation.</p> <p><b>Potential Impacts</b> Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> None identified.</p>				
<b>Availability</b>	<input type="text" value="Currently in use, no indication when site may come forward."/>	<b>Currently Suitable?</b>	<input type="text" value="Yes"/>		
<b>Achievability</b>	<input type="text" value="Some remediation work may be required but not thought to be extensive."/>	<b>Site Available?</b>	<input type="text" value="No"/>		
		<b>Site Achievable?</b>	<input type="text" value="Yes"/>		
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="7"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source *Urban Capacity Study*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Within a sustainable settlement.  
Mix None identified.  
Strategic Policy  
Physical Problem None identified.  
Potential Impacts Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation.  
Environmental Conditions: None identified.

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Lichfield**

Source *Urban Capacity Study*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Within a sustainable settlement.  
Mix None identified.  
Strategic Policy  
Physical Problem None identified.  
Potential Impacts Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation.  
Environmental Conditions: None identified.

**Availability**

Currently Suitable?

**Achievability**

Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Lichfield**

**Source**    *Urban Capacity Study*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within a sustainable settlement.  
**Mix**    None identified.  
**Strategic Policy**  
**Physical Problem**    Remediation of contamination may be needed.  
**Potential Impacts**    Conservation area may impact on design. An SSSI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:**

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

      

**Settlement**    **Little Aston**

**Source**    *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS and close to public transport link.  
**Mix**    Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure  
**Strategic Policy**    Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem**    No significant identified  
**Potential Impacts**    Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. A BAS is within 1km and the impact on it may need further investigation. Site  
**Environmental Conditions:**    No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	<input type="text" value="38"/>	<b>Location</b>	<input type="text" value="Fradley New Settlement"/>	<b>Ward</b>	<input type="text" value="Alrewas and Fradley"/>
<b>Site Area (Ha)</b>	<input type="text" value="240"/>	<b>Proposal</b>	<input type="text" value="Mix"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="size of site corresponds to ownership, not all of site proposed to be developed."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Proposed new settlement would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting.</p> <p><b>Strategic Policy</b> Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within a broad area for search for assessment of sites which could contribute to the creation of sus mix comms.</p> <p><b>Physical Problem</b> Floodzone 2(part) 3a (part). SFRA may be required.Landfill site within 50m, further investigation may be required</p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade2/3 Agricultural Land may need justification. An SSSI, SBI &amp; BAS are within 1km and the impact on them may need further investigation. Impact on ancient</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Planning Application made, no known constraints. Expect long lead in time to start work and long build out time."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required may impact."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15 years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="5000"/>

**Settlement Shenstone**

*Source Survey*

<b>ID1</b>	<input type="text" value="500"/>	<b>Location</b>	<input type="text" value="Shenstone Employment Area"/>	<b>Ward</b>	<input type="text" value="Shenstone"/>
<b>Site Area (Ha)</b>	<input type="text" value="9.38"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="6.81"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph @ 60% on area outside floodzone"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Within village boundary in a settlement considered to be sustainable in the RSSS.</p> <p><b>Strategic Policy</b> Employment Allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.</p> <p><b>Physical Problem</b> Floodzone 2(part) 3a (part). FRA may be required.</p> <p><b>Potential Impacts</b> Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Under several ownerships, no indication site will come forward."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Unknown impact of FRA, yield based on area outside floodzone."/>			<b>Site Available?</b>	<input type="text" value="No"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="6-15years"/>	<b>Current Deliverability</b>	<input type="text" value="Developable"/>	<b>Proposed Yield</b>	<input type="text" value="121"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



## Detailed Assessments of Site Not Currently Developable



## Details of all not currently developable sites

Settlement **Alrewas** Source **Alrewas and Fradley** Submission

<b>ID1</b>	<b>439</b>	<b>Location</b>	18 Mill End Lane, Alrewas		<b>Ward</b>	Alrewas and Fradley	
<b>Site Area (Ha)</b>	0.83	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.08	<b>Density Rate</b>	30
<b>Yield Note</b>	Yield based on area outside floodzone. 30 dph used to reflect nature and character of settlement.						
<b>Suitability</b>	<p><b>Sustainable Mix</b> Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities</p> <p><b>Strategic Policy</b> No strategic policy restrictions.</p> <p><b>Physical Problem</b> Floodzone 2(part) 3a (part). FRA may be required. Access may be difficult to achieve.</p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.				<b>Currently Suitable?</b>	Yes	
<b>Achievability</b>	Unknown if site is achievable with reduced numbers due to flood zone.				<b>Site Available?</b>	Yes	
					<b>Site Achievable?</b>	No	
<b>When is Site likely to commence?</b>		<b>Current Deliverability</b>	Not Currently Developable		<b>Proposed Yield</b>	2	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Armitage Handsacre**                      **Source**            *Survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**    Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes and services and facilities  
**Mix**                None identified.  
**Strategic Policy**  
**Physical Problem**    Within floodzone 2 and 3a, unlikely to be acceptable for development. SFRA may be required.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    None identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**Settlement**    **Burntwood**    **Source**            *Planning Permission Full*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable**  
**Mix**  
**Strategic Policy**  
**Physical Problem**  
**Potential Impacts**    Site has potential for protected species.  
**Environmental Conditions:**

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *residential*

ID1  Location  Ward

Site Area (Ha) 0.03 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 29.53 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.  
Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
Physical Problem Floodzone 2(part) 3a (part). SFRA may be required. SCC highlight a negative impact on the local road network requiring investment in mitigation measures.  
Potential Impacts Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required.An SSSI & BAS is within 1km and the impact on it may need further  
Environmental Conditions: No negative impacts identified

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

**Source**    **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem** Floodzone 2(part) 3a (part). SFRA may be required. SCC highlight a negative impact on the local road network requiring investment in mitigation measures.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. A SSSI&BAS is within 1km and the impact on it may need further  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement**    **Burntwood**

**Source**    **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location. Measures to improve  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem** SCC highlight a negative impact on the local road network requiring investment in mitigation measures.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required.Site has potential for protected species.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Burntwood**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 28.91 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of burntwood and in close proximity to services and facilities. Lack of public transport

**Strategic Policy** Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.

**Physical Problem** Further investigation of Coal Subsidence area may be required.

**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. A SSSI & BAS is within 1km and the impact on it may

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha) 10.27 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

**Sustainable Mix** Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes. However, loss of employment would impact on sustainability of settlement as a whole.

**Strategic Policy** Current employment doesnt wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.

**Physical Problem** Potential for contaminated land, however due to size of site not likely to have negative impact.

**Potential Impacts** None identified.

**Environmental Conditions:** Redevelopment of site would improve environmental conditions for nearby residential.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints  
**Physical Problem**    clear up of site unlikely to impact on viability  
**Potential Impacts**    none identified  
**Environmental Conditions:**    careful design needed to ensure amenity of current and prospective residents

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability, access is poor and would likely to require demolition to achieve improved access.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1	515	Location	Thistledown Avenue garage court 2	Ward	Summerfield		
Site Area (Ha)		Proposal	Residential	Size of proposed residential	0	Density Rate	0
Yield Note	2 dwellings at north of site to match size of properties adjacent						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes						
Strategic Policy	No Policy Constraints.						
Physical Problem	Clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown ownerships.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	2					

Settlement **Burntwood**

Source *survey*

ID1	516	Location	Thistledown Avenue garage court 1	Ward	Summerfield		
Site Area (Ha)		Proposal	Residential	Size of proposed residential	0	Density Rate	0
Yield Note	Using same plot size as adjacent, 3 units at north of the site						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes						
Strategic Policy	No Policy Constraints.						
Physical Problem	Clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown ownerships.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	3					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1	517	Location	Thistle Down Avenue Garage Court 3	Ward	Summerfield		
Site Area (Ha)	0.03	Proposal	Residential	Size of proposed residential	0.03	Density Rate	0
Yield Note	2 units at 90degrees to existing units						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.						
Strategic Policy	No Policy Constraints.						
Physical Problem	Clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown ownerships.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	2					

Settlement **Burntwood**

Source *survey*

ID1	518	Location	Leafenden Avenue Garage Court	Ward	Summerfield		
Site Area (Ha)	0.12	Proposal	Residential	Size of proposed residential	0.12	Density Rate	0
Yield Note	4 units same plot size as adjacent						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.						
Strategic Policy	No Policy Constraints.						
Physical Problem	Clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown interest.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	4					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence?  Current Deliverability  Proposed Yield

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence?  Current Deliverability  Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability, access is poor but for a small number of units may be acceptable.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability, access to site is difficult to achieve.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability, access to site is difficult to achieve.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability, access to site is difficult to achieve.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability, access to site is difficult to achieve.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0.06 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability, access to site is difficult to achieve.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Burntwood**

*Source*    *survey*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**    0.03 **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes  
**Strategic Policy**    No Policy Constraints.  
**Physical Problem**    Clear up of site unlikely to impact on viability.  
**Potential Impacts**    None identified.  
**Environmental Conditions:**    Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1	532	Location	Cottage Lane Garage Court	Ward	Chasetown		
Site Area (Ha)	0.03	Proposal	Residential	Size of proposed residential	0.03	Density Rate	0
Yield Note	2 to match adjacent development						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.						
Strategic Policy	No Policy Constraints.						
Physical Problem	Clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown interest.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	2					

Settlement **Burntwood**

Source *survey*

ID1	533	Location	Avon Road	Ward	Summerfield		
Site Area (Ha)	0.04	Proposal	Residential	Size of proposed residential	0.04	Density Rate	0
Yield Note	Using same plot size as adjacent						
<b>Suitability</b>							
Sustainable Mix	Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.						
Strategic Policy	No Policy Constraints.						
Physical Problem	Garages in state of disrepair although clear up of site unlikely to impact on viability.						
Potential Impacts	None identified.						
Environmental Conditions:	Careful design needed to ensure amenity of current and prospective residents.						
Availability	No known interest, multiple ownerships, unknown interest.					Currently Suitable?	Yes
Achievability	May require CPO, no indication that this is currently possible.					Site Available?	No
						Site Achievable?	No
When is Site likely to commence?	Current Deliverability	Proposed Yield					
	Not Currently Develop	4					

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence?  Current Deliverability  Proposed Yield

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Garages in state of disrepair. Some known asbestos, unown how clear up of site will impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence?  Current Deliverability  Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Garages in state of disrepair. Some known asbestos, unknown how clear up of site will impact on viability.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward   
Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward   
Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.  
Physical Problem Clear up of site unlikely to impact on viability. Access is difficult for any more than proposed number of dwellings.  
Potential Impacts None identified.  
Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability. Access is difficult for any more than proposed number of dwellings.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Burntwood**

Source *survey*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Within the sustainable settlement of Burntwood and close to services and facilities and public transport routes.  
No Policy Constraints.

Physical Problem Clear up of site unlikely to impact on viability. Access is difficult for any more than proposed number of dwellings.

Potential Impacts None identified.

Environmental Conditions: Careful design needed to ensure amenity of current and prospective residents.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Clifton Campville**

*Source Submission*

<b>ID1</b>	<input type="text" value="107"/>	<b>Location</b>	<input type="text" value="Lullington Road"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>		
<b>Site Area (Ha)</b>	<input type="text" value="0.41"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.41"/>	<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30 dph @ 80% used to reflect nature and character of settlement."/>						
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Within Conservation Area. Impact on cSAC may need investigation. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>				<b>Currently Suitable?</b>	<input type="text" value="No"/>	
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>				<b>Site Available?</b>	<input type="text" value="Yes"/>	
					<b>Site Achievable?</b>	<input type="text" value="No"/>	
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="10"/>		

**Settlement Colton**

*Source Submission*

<b>ID1</b>	<input type="text" value="73"/>	<b>Location</b>	<input type="text" value="Bellamour Way, Rear of School House, Colton"/>	<b>Ward</b>	<input type="text" value="Colton and Mavesyn R"/>		
<b>Site Area (Ha)</b>	<input type="text" value="0.09"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.09"/>	<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30dph to reflect character of settlement"/>						
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Suitable access required. Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	<input type="text" value="No indication that site is available."/>				<b>Currently Suitable?</b>	<input type="text" value="No"/>	
<b>Achievability</b>	<input type="text" value="Suitable access required. Unknown how measures to improve sustainability would impact on viability."/>				<b>Site Available?</b>	<input type="text" value="No"/>	
					<b>Site Achievable?</b>	<input type="text" value="No"/>	
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="3"/>		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement Colton

Source Submission

ID1 74 Location High Street, Colton Ward Colton and Mavesyn R

Site Area (Ha) 2.25 Proposal Residential Size of proposed residential 2.25 Density Rate 30

Yield Note 30dph @ 60% to reflect existing character and grain of settlement. TPO may affect design and yield.

Suitability

Sustainable Mix Strategic Policy The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Strategic Policy Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Physical Problem Suitable access required. Further investigation of Coal Subsidence area may be required. Potential Impacts Loss of Grade2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Environmental Conditions: No negative impacts identified.

Availability Owner not looking to develop at present. Currently Suitable? No

Achievability Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation. Site Available? No Site Achievable? No

When is Site likely to commence? Current Deliverability Proposed Yield - Not Currently Develop 40

Settlement Colton

Source Survey

ID1 75 Location High Street 2, Colton Ward Colton and Mavesyn R

Site Area (Ha) 0.32 Proposal Size of proposed residential Density Rate

Yield Note Two dwellings in rear garden. TPO may affect design and yield.

Suitability

Sustainable Mix Strategic Policy The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability. None identified. Physical Problem Coal subsidence area may need investigation. Suitable access to the site is required. Potential Impacts Conservation Area may impact on design. Loss of grade 2 / 3 agricultural land may need justification. Site has potential for protected species. Environmental Conditions: None identified.

Availability No indication that site is available. Currently Suitable? No

Achievability Suitable access will be required. Site Available? No Site Achievable? Yes

When is Site likely to commence? Current Deliverability Proposed Yield - Not Currently Develop 2

NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Colton**

Source *Survey*

ID1  Location  Ward

Site Area (Ha) 0.19 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability.  
None identified.

Physical Problem Coal subsidence area may need investigation. Suitable access to the site is required.

Potential Impacts Conservation Area may impact on design. loss of grade 2 / 3 agricultural land may need justification.Site has potential for protected species.

Environmental Conditions: None identified.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Colton**

Source *Survey*

ID1  Location  Ward

Site Area (Ha) 0.29 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability.  
None identified.

Physical Problem Coal subsidence area may need investigation. Suitable access to the site is required.

Potential Impacts Conservation Area may impact on design. Loss of grade 2 / 3 agricultural land may need justification. Site has potential for protected species.

Environmental Conditions: None identified.

Availability  Currently Suitable?

Achievability  Site Available?

Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Colton**

*Source Survey*

<b>ID1</b>	<input type="text" value="78"/>	<b>Location</b>	<input type="text" value="Oldham Cottages, Rear of,"/>	<b>Ward</b>	<input type="text" value="Colton and Mavesyn R"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.23"/>	<b>Proposal</b>	<input type="text"/>	<b>Size of proposed residential</b>	<input type="text" value="0.16"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="yield based on area minus site 73"/>				
<b>Suitability</b>					
<b>Sustainable Mix</b>	The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability.				
<b>Strategic Policy</b>	None identified.				
<b>Physical Problem</b>	Coal subsidence area may need investigation. Suitable access to the site is required.				
<b>Potential Impacts</b>	Conservation Area may impact on design. Loss of grade 2 / 3 agricultural land may need justification. Site has potential for protected species.				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	<input type="text" value="No indication that site is available."/>				<b>Currently Suitable?</b>
					<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Suitable access required."/>				<b>Site Available?</b>
					<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="5"/>

**Settlement Edingale**

*Source Submission*

<b>ID1</b>	<input type="text" value="37"/>	<b>Location</b>	<input type="text" value="Lullington Road, Edingale"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="2.08"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="2.08"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph @ 60%"/>				
<b>Suitability</b>					
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would				
<b>Strategic Policy</b>	Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Further investigation of Coal Subsidence area may be required.				
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>				<b>Currently Suitable?</b>
					<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Unknown - measures to improve sustainability may impact on viability."/>				<b>Site Available?</b>
					<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="37"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Edingale**

*Source Submission*

<b>ID1</b>	<input type="text" value="48"/>	<b>Location</b>	<input type="text" value="Peartree Cottage, Lullington Road"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.12"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.12"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph to reflect existing character and grain of nearby settlement."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>		
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>		
		<b>Site Achievable?</b>	<input type="text" value="No"/>		
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="3"/>

**Settlement Edingale**

*Source Submission*

<b>ID1</b>	<input type="text" value="49"/>	<b>Location</b>	<input type="text" value="Raddle Lane/ Lullington/ Croxall Road, Edingale"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="14.57"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="14.57"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph @ 60%"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Impact on cSAC may need investigation. Site has potential for</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>		
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>		
		<b>Site Achievable?</b>	<input type="text" value="No"/>		
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="262"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Edingale**

*Source Submission*

<b>ID1</b>	<input type="text" value="50"/>	<b>Location</b>	<input type="text" value="Croxall Road, Mary Howard Primary, Edingale"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="7"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="7"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="A rate of 30dph @ 60% has been used"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). SFRA may be required.</p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. An SSSI,SBI and cSAC is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability and SFRA would impact on viability."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="126"/>

**Settlement Edingale**

*Source Submission*

<b>ID1</b>	<input type="text" value="65"/>	<b>Location</b>	<input type="text" value="Lullington Road Land At, Edingale"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.52"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.52"/>
				<b>Density Rate</b>	<input type="text" value="30"/>
<b>Yield Note</b>	<input type="text" value="30dph @80% to reflect existing character and grain of nearby settlement although 8 proposed."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> An SSSI &amp; SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="12"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Elford**

*Source Omission Site*

<b>ID1</b>	133	<b>Location</b>	The Beck, Elford	<b>Ward</b>	Mease and Tame
<b>Site Area (Ha)</b>	0.58	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.58
<b>Density Rate</b>	30	<b>Yield Note</b> 30 dph @ 80% used to reflect nature and character of settlement.			
<b>Suitability</b>					
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would				
<b>Strategic Policy</b>	Outside Settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Impact on floodzone 2 may need investigation.				
<b>Potential Impacts</b>	Loss of grade 3 agricultural land may need justification.				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
-	Not Currently Develop			14	

**Settlement Elford**

*Source Submission*

<b>ID1</b>	35	<b>Location</b>	The Shrubbery, Elford	<b>Ward</b>	Mease and Tame
<b>Site Area (Ha)</b>	0.47	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.47
<b>Density Rate</b>	30	<b>Yield Note</b> A dph rate of 30 @ 80% has been used to reflect surrounding character and grain of adjacent settlement.			
<b>Suitability</b>					
<b>Sustainable Mix</b>	The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would				
<b>Strategic Policy</b>	Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). SFRA may be required.				
<b>Potential Impacts</b>	Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Access required and level issues. Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
-	Not Currently Develop			11	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Elford**

**Source**    **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy**    Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem**    Suitable access required.  
**Potential Impacts**    Within Conservation Area. The loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:**    No negative impacts identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Elford**

**Source**    **Submission**

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy**    Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem**    No significant identified.  
**Potential Impacts**    Loss of Grade3 Agricultural Land may need justification.  
**Environmental Conditions:**    No negative impacts identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Fradley**

*Source*                      *Omission Site*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**            Outside village boundary and not in close proximity to services and facilities.

**Strategic Policy**        Outside Settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem**      Access to site is required.

**Potential Impacts**     Site has potential for protected species.

**Environmental Conditions:**    Impact of noise from A38 on prospective residents would need to be designed out.

**Availability**            Site is not currently for sale or being marketed but has been promoted by the owner / agent.                      **Currently Suitable?**

**Achievability**         No known constraints.                      **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**                       **Current Deliverability**                       **Proposed Yield**

**Settlement**    **Fradley**

*Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**            Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.

**Strategic Policy**        Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.

**Physical Problem**      No significant identified.

**Potential Impacts**     Loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.

**Environmental Conditions:**    No negative impacts identified.

**Availability**            Site is not currently for sale or being marketed but has been promoted by the owner / agent.                      **Currently Suitable?**

**Achievability**         Unknown how measures to improve sustainability would impact on viability.                      **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**                       **Current Deliverability**                       **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Fradley**

*Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix** Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.

**Strategic Policy** Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.

**Physical Problem** Landfill site within 50m, further investigation may be required.

**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**Settlement**    **Hammerwich**

*Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route. Provision of services and facilities may be required to assist

**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** Floodzone 2(part) 3a (part). SFRA may be required.

**Potential Impacts** Loss of Grade2 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required.Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Harlaston**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 1.35 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** No significant problems identified.

**Potential Impacts** Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on it may need further investigation. Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Harlaston**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 0.02 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** No significant problems identified

**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.

**Environmental Conditions:** No negative impacts identified

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Harlaston**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 1.17 Proposal  Size of proposed residential  Density Rate

**Yield Note** 30dph @ 80% to reflect existing character and grain of settlement. If development focused on area inside village boundary then yield of 8 appropriate.

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** No significant identified

**Potential Impacts** Within Conservation Area. The loss of Grade3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.Site has potential for protected

**Environmental Conditions:** No negative impacts identified

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner / agent. **Currently Suitable?**

**Site Available?**

**Achievability** Remediation of site may be required but unlikely to affect viability. unknown how measures to improve sustainability would impact on viability. **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Harlaston**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 0.25 Proposal  Size of proposed residential  Density Rate

**Yield Note** 30dph to reflect existing character and grain of settlement. If development focused on area inside village boundary then yield of 3 appropriate accounting for ex house

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** Floodzone 2(part) 3a (part). SFRA may be required.

**Potential Impacts** Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation.Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner/agent. **Currently Suitable?**

**Site Available?**

**Achievability** Unknown how measures to improve sustainability would impact on viability. **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Harlaston**

*Source Submission*

<b>ID1</b>	85	<b>Location</b>	Fishpits Farm, Manor Lane, Harlaston	<b>Ward</b>	Mease and Tame
<b>Site Area (Ha)</b>	1.88	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	1.88
				<b>Density Rate</b>	30
<b>Yield Note</b>	30dph @80% to reflect existing character and grain of settlement.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. An SSSI&amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	Curently in use as farm.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence?</b>		<b>Current Deliverability</b>	Not Currently Develop	<b>Proposed Yield</b>	45

**Settlement Hill Ridware**

*Source Omission Site*

<b>ID1</b>	135	<b>Location</b>	Uttoxeter Road, Hill Ridware	<b>Ward</b>	Colton and Mavesyn R
<b>Site Area (Ha)</b>	1.97	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	1.74
				<b>Density Rate</b>	30
<b>Yield Note</b>	size of site minus site 255 30 dph @ 80% used to reflect nature and character of settlement.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside Settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Investigation of coal subsidence area may be required.</p> <p><b>Potential Impacts</b> Loss of grade 3 agricultural land may be required.Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> None identified.</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence?</b>		<b>Current Deliverability</b>	Not Currently Develop	<b>Proposed Yield</b>	42

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Hill Ridware**

*Source Omission Site*

<b>ID1</b> 136	<b>Location</b> Wade Street, Hill Ridware	<b>Ward</b> Colton and Mavesyn R
<b>Site Area (Ha)</b> 0.2	<b>Proposal</b> Residential	<b>Size of proposed residential</b> 0.2
<b>Density Rate</b> 30		
<b>Yield Note</b> 30 dph used to reflect nature and character of settlement.		
<b>Suitability</b>		
<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside Settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Investigation of coal subsidence area may be required.</p> <p><b>Potential Impacts</b> Loss of grade 3 agricultural land may be required Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> None identified.</p>		
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.	<b>Currently Suitable?</b> No
<b>Achievability</b>	No known constraints.	<b>Site Available?</b> Yes
		<b>Site Achievable?</b> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b> Not Currently Develop	<b>Proposed Yield</b> 6

**Settlement Kings Bromley**

*Source Submission*

<b>ID1</b> 13	<b>Location</b> Lichfield Road, King Bromley	<b>Ward</b> Kings Bromley
<b>Site Area (Ha)</b> 0.89	<b>Proposal</b> Residential	<b>Size of proposed residential</b> 0.66
<b>Density Rate</b> 30		
<b>Yield Note</b> A dph rate of 30 @ 80% has been used to reflect surrounding character and grain of adjacent settlement. Area suggested by agent.		
<b>Suitability</b>		
<p><b>Sustainable Mix</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> Further investigation of Coal Subsidence area may be required.</p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>		
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Currently Suitable?</b> No
<b>Achievability</b>	No known constraints.	<b>Site Available?</b> Yes
		<b>Site Achievable?</b> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b> Not Currently Develop	<b>Proposed Yield</b> 16

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Kings Bromley**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 1.88 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Floodzone 2(part) 3a (part). FRA may be required.  
**Potential Impacts** Loss of Grade2 Agricultural Land may need justification.Site has potential for protected species.  
**Environmental Conditions:** No negative impacts identified

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement Kings Bromley**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 6.69 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). SFRA may be required.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Lichfield**

Source *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.01 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions:

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

Settlement **Lichfield**

Source *Planning Permission Full*

ID1  Location  Ward

Site Area (Ha) 0.59 Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable  
Mix  
Strategic Policy  
Physical Problem  
Potential Impacts  
Environmental Conditions:

**Availability**  **Currently Suitable?**

**Site Available?**

**Achievability**  **Site Achievable?**

When is Site likely to commence? **Current Deliverability** **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source Submission

ID1  Location  Ward

Site Area (Ha) 0.49 Proposal  Size of proposed residential  Density Rate

**Yield Note** A high density figure has been applied due to the city centre location, to the area of land outside of the Framework Open Space Policy.

**Suitability**

**Sustainable Mix** Within a sustainable settlement. Close proximity to public transport nodes and services and facilities.  
**Strategic Policy** No strategic policy restrictions  
**Physical Problem** No significant identified  
**Potential Impacts** Likely to impact on Listed Building, Scheduled Ancient Monument and Conservation Area. Archaeology likely to impact. An SSSI & SBI is within 1km and the impact on it may need further investigation.Site  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

Settlement **Lichfield**

Source Submission

ID1  Location  Ward

Site Area (Ha) 2 Proposal  Size of proposed residential  Density Rate

**Yield Note** Yield based on existing footprint of OPH and old house and high density to improve viability

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Falls within broad area for search for assesment of sites which could contribute to sus mix comm's. Offices may be more approp.  
**Physical Problem** No significant identified.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. SBI & BAS are within 1km and the impact on them may need  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Lichfield**

Source Submission

ID1  Location  Ward

Site Area (Ha) 0.72 Proposal  Size of proposed residential  Density Rate

**Yield Note** A dph rate of 30 @ 80% has been used to reflect surrounding character and grain of adjacent settlement.

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem** Access to site is constrained and would need improving.  
**Potential Impacts** Loss of Grade2 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. The site is within an SBI and unlikely to be suitable for  
**Environmental Conditions:** No negative impacts identified.

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner / agent. **Currently Suitable?**

**Achievability** Access to site needs improving, unknown how this would affect viability. **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Lichfield**

Source Submission

ID1  Location  Ward

Site Area (Ha) 1.66 Proposal  Size of proposed residential  Density Rate

**Yield Note** A dph rate of 30 @ 80% has been used to reflect surrounding character and grain of adjacent settlement. TPO may affect design and yield.

**Suitability**

**Sustainable Mix** Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.  
**Physical Problem** No significant identified.  
**Potential Impacts** Loss of Grade2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.Site has potential for protected species.  
**Environmental Conditions:** No negative impacts identified.

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner/agent. **Currently Suitable?**

**Achievability** Access to site needs improving, unknown how this would affect viability. **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

**Source Submission**

<b>ID1</b>	<input type="text" value="22"/>	<b>Location</b>	<input type="text" value="Hilltop Grange,"/>	<b>Ward</b>	<input type="text" value="Shenstone"/>		
<b>Site Area (Ha)</b>	<input type="text" value="3.3"/>	<b>Proposal</b>	<input type="text" value="Residential / Recreatio"/>	<b>Size of proposed residential</b>	<input type="text" value="3.3"/>	<b>Density Rate</b>	<input type="text" value="40"/>
<b>Yield Note</b>	<input type="text" value="Dph rate of 40 @ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield."/>						
<b>Suitability</b>							
<b>Sustainable Mix</b>	Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.						
<b>Strategic Policy</b>	Within Greebelt. Development of this site for housing does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites.						
<b>Physical Problem</b>	Suitable access to the site is required						
<b>Potential Impacts</b>	Loss of Grade2 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. SBI is within 1km and the impact on it may need further						
<b>Environmental Conditions:</b>	No negative impacts identified.						
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>					<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Access to site needs improving, unknown how this would affect viability."/>					<b>Site Available?</b>	<input type="text" value="Yes"/>
						<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
<input type="text" value="-"/>	<input type="text" value="Not Currently Develop"/>					<input type="text" value="79"/>	

**Settlement Lichfield**

**Source Submission**

<b>ID1</b>	<input type="text" value="39"/>	<b>Location</b>	<input type="text" value="Integra Works, Eastern Avenue, (Comprehensive)"/>	<b>Ward</b>	<input type="text" value="Stowe"/>		
<b>Site Area (Ha)</b>	<input type="text" value="7.24"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="5.02"/>	<b>Density Rate</b>	<input type="text" value="40"/>
<b>Yield Note</b>	<input type="text" value="40dph @ 60% Size of proposed residential is total site size minus the size of site 40."/>						
<b>Suitability</b>							
<b>Sustainable Mix</b>	Within a sustainable settlement. Close proximity to services and facilities and public transport route. However, loss of employment would impact on sustainability						
<b>Strategic Policy</b>	Employment Allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.						
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). SFRA may be required.						
<b>Potential Impacts</b>	A BAS is within 1km and the impact on it may need further investigation.Site has potential for protected species.						
<b>Environmental Conditions:</b>	No negative impacts identified.						
<b>Availability</b>	<input type="text" value="Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential."/>					<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>					<b>Site Available?</b>	<input type="text" value="No"/>
						<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
<input type="text" value="-"/>	<input type="text" value="Not Currently Develop"/>					<input type="text" value="120"/>	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

**Source Submission**

<b>ID1</b>	<input type="text" value="40"/>	<b>Location</b>	<input type="text" value="Integra Works, Eastern Avenue"/>	<b>Ward</b>	<input type="text" value="Stowe"/>
<b>Site Area (Ha)</b>	<input type="text" value="2.22"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="2.22"/>
<b>Density Rate</b>	<input type="text" value="40"/>	<b>Yield Note</b> <input type="text" value="40dph @ 60%"/>			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Within a sustainable settlement. Close proximity to services and facilities and public transport route. However, loss of employment would impact on sustainability				
<b>Strategic Policy</b>	Employment Allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mix comms.				
<b>Physical Problem</b>	Floodzone 2(part) 3a (part). SFRA may be required.				
<b>Potential Impacts</b>	Site has potential for protected species.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	<input type="text" value="Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="53"/>

**Settlement Lichfield**

**Source Submission**

<b>ID1</b>	<input type="text" value="110"/>	<b>Location</b>	<input type="text" value="Meadowbrook Road, Lichfield, Staffordshire"/>	<b>Ward</b>	<input type="text" value="Curborough"/>
<b>Site Area (Ha)</b>	<input type="text" value="0.53"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="0.53"/>
<b>Density Rate</b>	<input type="text" value="40"/>	<b>Yield Note</b> <input type="text" value="40 dph @ 80% used to reflect nature and character of settlement."/>			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Site is within sustainable settlement of Lichfield and in proximity to public transport route, services and facilities				
<b>Strategic Policy</b>	Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mixed comm. Loss of POS unacceptable.				
<b>Physical Problem</b>	No significant problems identified.				
<b>Potential Impacts</b>	The loss of Grade3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation.Site has potential for protected species.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	<input type="text" value="Owned by LDC, no indication that they wish to develop."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="No"/>
				<b>Site Achievable?</b>	<input type="text" value="Yes"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="17"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

*Source Submission*

<b>ID1</b>	111	<b>Location</b>	London Road, Land off, Lichfield	<b>Ward</b>	St Johns
<b>Site Area (Ha)</b>	0.64	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.64
<b>Density Rate</b>	30	<b>Yield Note</b> 30 dph @ 80% used to reflect nature and character of settlement.			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Site is within sustainable settlement of Lichfield and in proximity to public transport route, services and facilities				
<b>Strategic Policy</b>	None identified.				
<b>Physical Problem</b>	No significant identified.				
<b>Potential Impacts</b>	None identified.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	Owned by City Council, no indication that they wish to develop for housing.			<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence?</b>	-	<b>Current Deliverability</b>	Not Currently Develop	<b>Proposed Yield</b>	15

**Settlement Lichfield**

*Source Survey*

<b>ID1</b>	60	<b>Location</b>	Angel Croft Hotel, Beacon Street	<b>Ward</b>	Leomansley
<b>Site Area (Ha)</b>	0.17	<b>Proposal</b>		<b>Size of proposed residential</b>	0.17
<b>Density Rate</b>		<b>Yield Note</b> Yield based on conversion of hotel as new build unlikely due to water tunnel under existing car park			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Within a sustainable settlement. Close to public transport route, services and facilities.				
<b>Strategic Policy</b>	None identified.				
<b>Physical Problem</b>	None identified.				
<b>Potential Impacts</b>	Listed Building and conservation area, likely conversion required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	Unlikely to come forward as recent purchaser to retain as hotel in long term.			<b>Currently Suitable?</b>	Yes
<b>Achievability</b>	New build unlikely due to water tunnel uner existing car park. Sensitive conversion of LB required.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence?</b>		<b>Current Deliverability</b>	Not Currently Develop	<b>Proposed Yield</b>	5

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Lichfield**

**Source Survey**

<b>ID1</b>	508	<b>Location</b>	Shires Industrial Estate	<b>Ward</b>	St Johns
<b>Site Area (Ha)</b>	2.28	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	2.28
<b>Density Rate</b>	0	<b>Yield Note</b> 40 dph @ 60% on site minus the Maltings			
<b>Suitability</b>					
<b>Sustainable</b>	Within the sustainable settlement of Lichfield and close to services and facilities and public transport routes. However, loss of employment would impact on sustainability of settlement as a whole.				
<b>Mix</b>	Current employment doesnt wholly comply with current development plan policies in the RSS, Structure Strategic Policy Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sustainable mixed communities.				
<b>Physical Problem</b>	None identified.				
<b>Potential Impacts</b>	None identified.				
<b>Environmental Conditions:</b>	Close to train line which has infrequent traffic - design could mitigate any noise issues.				
<b>Availability</b>	No known interest.				<b>Currently Suitable?</b>
					<input type="checkbox"/> Yes
					<b>Site Available?</b>
					<input type="checkbox"/> No
<b>Achievability</b>	No known constraints.				<b>Site Achievable?</b>
					<input type="checkbox"/> No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
		Not Currently Develop		55	

**Settlement Lichfield**

**Source Urban Capacity Study**

<b>ID1</b>	148	<b>Location</b>	Dimbles Hill, Lichfield	<b>Ward</b>	Curborough
<b>Site Area (Ha)</b>	0.37	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.37
<b>Density Rate</b>	30	<b>Yield Note</b> 30dph used to refelct surrounding neighbourhood			
<b>Suitability</b>					
<b>Sustainable</b>	Within a sustainable settlement.				
<b>Mix</b>	None identified.				
<b>Strategic Policy</b>					
<b>Physical Problem</b>	Access required.				
<b>Potential Impacts</b>	Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	The site is not available for residential development and is being retained for open space uses.				<b>Currently Suitable?</b>
					<input type="checkbox"/> No
					<b>Site Available?</b>
					<input type="checkbox"/> No
<b>Achievability</b>	Access to the site needs to be achieved which likely require the demolition of one or more existing properties outside control of owner. Unlikely to be achievable at present.				<b>Site Achievable?</b>
					<input type="checkbox"/> No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
		Not Currently Develop		11	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Little Aston**

*Source Omission Site*

<b>ID1</b>	<input type="text" value="137"/>	<b>Location</b>	<input type="text" value="Walsall Road, Little Aston"/>	<b>Ward</b>	<input type="text" value="Little Aston"/>
<b>Site Area (Ha)</b>	<input type="text" value="4.42"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="4.42"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30 dph @ 60% used to reflect nature and character of settlement."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSS.</p> <p><b>Strategic Policy</b> Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.</p> <p><b>Physical Problem</b> Old gravel pit identified on site, not thought to affect redevelopment. HECA identifies the area as the only remaining medieval landscape in the area. Views of the church would be destroyed by</p> <p><b>Potential Impacts</b> Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site falls within BEA and contributions to this project may be required. Site has potential</p> <p><b>Environmental Conditions:</b> None identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but is being promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="No known constraints."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="0-5years"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="80"/>

**Settlement Little Aston**

*Source Submission*

<b>ID1</b>	<input type="text" value="380"/>	<b>Location</b>	<input type="text" value="Little Aston, South of golf course"/>	<b>Ward</b>	<input type="text" value="Little Aston"/>
<b>Site Area (Ha)</b>	<input type="text" value="17.52"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="17.52"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="30dph @ 60%. TPO and woodland will affect design and yield"/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSS. Not close proximity to public transport, services and facilities.</p> <p><b>Strategic Policy</b> Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p><b>Physical Problem</b> No significant identified</p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner / agent."/>			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability may impact on viability."/>			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value=""/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="315"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Settlement **Longdon**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 9.25 Proposal  Size of proposed residential  Density Rate

**Yield Note** area suggested by agent. 30dph @ 60% has been used to reflect surrounding character and grain of adjacent settlement.

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). FRA may be required.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI & BAS are within 1km and the impact on them may need further  
**Environmental Conditions:** No negative impacts identified.

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner / agent. **Currently Suitable?**

**Achievability** Unknown how measures to improve sustainability or FRA would impact on viability. **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

Settlement **Longdon**

Source *Submission*

ID1  Location  Ward

Site Area (Ha) 5.51 Proposal  Size of proposed residential  Density Rate

**Yield Note** 30 dph @ 60%

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Further investigation of Coal Subsidence area may be required.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further  
**Environmental Conditions:** No negative impacts identified.

**Availability** Site is not currently for sale or being marketed but has been promoted by the owner / agent. **Currently Suitable?**

**Achievability** Unknown how measures to improve sustainability would impact on viability. **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement North Tamworth**

*Source Submission*

<b>ID1</b>	<input type="text" value="43"/>	<b>Location</b>	<input type="text" value="Browns Lane, Tamworth"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="19.55"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value=""/>
<b>Density Rate</b>	<input type="text" value=""/>				
<b>Yield Note</b>	Yield proposed by application and does not include whole site. It is likely that if the site is developed it will be with adj sites.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> The loss of Grade2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p> <p><b>Environmental Conditions:</b> No negative impacts identified</p>				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	Viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent developments come forward to share cost. Viability not proven.			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="250"/>

**Settlement North Tamworth**

*Source Submission*

<b>ID1</b>	<input type="text" value="104"/>	<b>Location</b>	<input type="text" value="Arkall Farm, Tamworth"/>	<b>Ward</b>	<input type="text" value="Mease and Tame"/>
<b>Site Area (Ha)</b>	<input type="text" value="79.54"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="79.54"/>
<b>Density Rate</b>	<input type="text" value="40"/>				
<b>Yield Note</b>	40dph @ 60% used It is likely that if the site is developed it will be with adj sites and yield will be lower.				
<b>Suitability</b>	<p><b>Sustainable Mix</b> The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed comms.</p> <p><b>Physical Problem</b> Agent advises that part of link road will be required, to be delivered in conjunction with adjacent sites.</p> <p><b>Potential Impacts</b> Loss of Grade2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	Housebuilder has confirmed long term option on the site.			<b>Currently Suitable?</b>	<input type="text" value="Yes"/>
<b>Achievability</b>	Viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent developments come forward to share cost. Viability not proven.			<b>Site Available?</b>	<input type="text" value="Yes"/>
				<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<input type="text" value=""/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="1909"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement North Tamworth**

*Source Submission*

<b>ID1</b>	108	<b>Location</b>	Gilway, Land North of, Tamworth	<b>Ward</b>	Mease and Tame		
<b>Site Area (Ha)</b>	52.37	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	14.24	<b>Density Rate</b>	40
<b>Yield Note</b>	yield proposed by developer on smaller site						
<b>Suitability</b>							
<b>Sustainable Mix</b>	The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.						
<b>Strategic Policy</b>	Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assesment of sites which could contribute to sus mixed communities.						
<b>Physical Problem</b>	May required link road to be delivered in conjunction with adjacent sites.Landfill site within 50m, further investigation may be required.						
<b>Potential Impacts</b>	Within Conservation Area. Loss of Grade2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation.						
<b>Environmental Conditions:</b>	No negative impacts identified.						
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.				<b>Currently Suitable?</b>	No	
<b>Achievability</b>	Impact of Contaminated Land and Landfill may require investigation, but unlikely to have significant impact. viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent				<b>Site Available?</b>	Yes	
					<b>Site Achievable?</b>	No	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
			Not Currently Develop		650		

**Settlement Other Rural**

*Source Omission Site*

<b>ID1</b>	490	<b>Location</b>	St Matthew's Road, Burntwood	<b>Ward</b>	Highfield		
<b>Site Area (Ha)</b>	2.12	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	2.12	<b>Density Rate</b>	40
<b>Yield Note</b>	40 dph @ 60%						
<b>Suitability</b>							
<b>Sustainable Mix</b>	The site is outside any village boundary and is not considered to be in a sustainable location in the RSSS and it has not been demonstrated how the development of this site would improve its						
<b>Strategic Policy</b>	Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.						
<b>Physical Problem</b>	None identified.						
<b>Potential Impacts</b>	Site falls within BEA and contributions to these projects may be required. Loss of grade 2 agricultural land may need justification.						
<b>Environmental Conditions:</b>	None identified.						
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.				<b>Currently Suitable?</b>	No	
<b>Achievability</b>	No known constraints.				<b>Site Available?</b>	Yes	
					<b>Site Achievable?</b>	Yes	
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>							
			Not Currently Develop		50		

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Omission Site*

<b>ID1</b>	491	<b>Location</b>	Land at Ogle Hay Road, Burntwood	<b>Ward</b>	Chasetown
<b>Site Area (Ha)</b>	8.73	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	8.73
<b>Density Rate</b>	40	<b>Yield Note</b> 40 dph @ 60%			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Adjacent to Brownhills. Close proximity of public transport route, services and facilities.				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Suitable access required.				
<b>Potential Impacts</b>	Impact on SSSI within 1km may need investigation. Site falls within BEA and contributions to these projects may be required.				
<b>Environmental Conditions:</b>	None identified.				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	No known constraints.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
			Not Currently Develop		210

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	10	<b>Location</b>	Slade Farm, Bassets Pole Roundabout Land at,	<b>Ward</b>	Bourne Vale (part)
<b>Site Area (Ha)</b>	30.01	<b>Proposal</b>	Mixed	<b>Size of proposed residential</b>	19.54
<b>Density Rate</b>	30	<b>Yield Note</b> Size of residential area based on area within LDC boundary. Remainder of site within BCC. A rate of 30dph @ 60%.			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.				
<b>Physical Problem</b>	No significant problems identified.				
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. An SBI & BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	Site put forward by landowner and is currently being marketed for sale.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
			Not Currently Develop		352

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 1.08 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.  
**Physical Problem** Highways Agency indicate that the proposal would impact on the Trunk Road Network and may require contributions to mitigation measures and investment in sustainable modes of travel.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. An SBI & BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement Other Rural**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 0.18 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.  
**Physical Problem** Lack of access onto the site and to the individual plots.  
**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural**

Source

Submission

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

**Sustainable Mix** Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.

**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.

**Physical Problem** Lack of access onto the site and to the individual plots.

**Potential Impacts** Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

Settlement **Other Rural**

Source

Submission

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

**Sustainable Mix** Adjacent to Brownhills. Close proximity of public transport route, services and facilities.

**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** No significant problems identified.

**Potential Impacts** Site falls within BEA & FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**  **Current Deliverability**  **Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural**

Source *Submission*

<b>ID1</b> <input type="text" value="41"/>	<b>Location</b> <input type="text" value="Mease Lane, Haunton"/>	<b>Ward</b> <input type="text" value="Mease and Tame"/>	
<b>Site Area (Ha)</b> <input type="text" value="0.53"/>	<b>Proposal</b> <input type="text" value="Residential Affordable"/>	<b>Size of proposed residential</b> <input type="text" value="0.12"/>	<b>Density Rate</b> <input type="text" value="30"/>
<b>Yield Note</b> <input type="text" value="A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement."/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			
Physical Problem No significant problems identified.			
Potential Impacts Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. An SSSI is within 1km and the impact on it may need further investigation.			
Environmental Conditions: No negative impacts identified.			
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Unknown - measures to improve sustainability may impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	
<input type="text" value="-"/>	<input type="text" value="Not Currently Develop"/>	<input type="text" value="4"/>	

Settlement **Other Rural**

Source *Submission*

<b>ID1</b> <input type="text" value="47"/>	<b>Location</b> <input type="text" value="Westwood School, Blithbury"/>	<b>Ward</b> <input type="text" value="Colton and Mavesyn R"/>	
<b>Site Area (Ha)</b> <input type="text" value="2.31"/>	<b>Proposal</b> <input type="text" value="Residential"/>	<b>Size of proposed residential</b> <input type="text" value="2.31"/>	<b>Density Rate</b> <input type="text" value="30"/>
<b>Yield Note</b> <input type="text" value="30dph @ 60%"/>			
<b>Suitability</b>			
Sustainable Mix Strategic Policy Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.			
Physical Problem Further investigation of Coal Subsidence area may be required.			
Potential Impacts Loss of Grade3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.			
Environmental Conditions: No negative impacts identified.			
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>
		<b>Site Achievable?</b>	<input type="text" value="No"/>
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>	<b>Proposed Yield</b>	
<input type="text" value="-"/>	<input type="text" value="Not Currently Develop"/>	<input type="text" value="69"/>	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	<input type="text" value="51"/>	<b>Location</b>	<input type="text" value="Packington Hall"/>	<b>Ward</b>	<input type="text" value="Bourne Vale"/>
<b>Site Area (Ha)</b>	<input type="text" value="2.31"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text"/>
<b>Density Rate</b>	<input type="text"/>				
<b>Yield Note</b>	<input type="text" value="no yield has been proposed, assume conversion of Hall but unable to gain access."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Strategic Policy Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> No significant problems identified.</p> <p><b>Potential Impacts</b> Loss of Grade2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>		
<b>Achievability</b>	<input type="text" value="Listed building may affect viability. unknown how measures to improve sustainability would impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>		
		<b>Site Achievable?</b>	<input type="text" value="No"/>		
<b>When is Site likely to commence?</b>	<input type="text" value="-"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="0"/>

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	<input type="text" value="81"/>	<b>Location</b>	<input type="text" value="A513, Alrewas, CEMEX Site 1"/>	<b>Ward</b>	<input type="text" value="Alrewas and Fradley"/>
<b>Site Area (Ha)</b>	<input type="text" value="22.47"/>	<b>Proposal</b>	<input type="text" value="Residential"/>	<b>Size of proposed residential</b>	<input type="text" value="22.47"/>
<b>Density Rate</b>	<input type="text" value="30"/>				
<b>Yield Note</b>	<input type="text" value="A rate of 30dph @ 60% has been used to take account of the need to provide infratstructure and services on site."/>				
<b>Suitability</b>	<p><b>Sustainable Mix</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p><b>Strategic Policy</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b> No significant problems identified</p> <p><b>Potential Impacts</b> Loss of Grade2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>				
<b>Availability</b>	<input type="text" value="Site is not currently for sale or being marketed but has been promoted by the owner/agent."/>	<b>Currently Suitable?</b>	<input type="text" value="No"/>		
<b>Achievability</b>	<input type="text" value="Unknown how measures to improve sustainability would impact on viability."/>	<b>Site Available?</b>	<input type="text" value="Yes"/>		
		<b>Site Achievable?</b>	<input type="text" value="No"/>		
<b>When is Site likely to commence?</b>	<input type="text"/>	<b>Current Deliverability</b>	<input type="text" value="Not Currently Develop"/>	<b>Proposed Yield</b>	<input type="text" value="404"/>

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	82	<b>Location</b>	Sandyhill Cottages, CEMEX Site 2	<b>Ward</b>	Alrewas and Fradley		
<b>Site Area (Ha)</b>	0.09	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.09	<b>Density Rate</b>	50
<b>Yield Note</b>	High dph used to make scheme viable						
<b>Suitability</b>	<p><b>Sustainable Mix Strategic Policy</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Oustide settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b></p> <p><b>Potential Impacts</b> Within Conservation Area. Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified.</p>						
<b>Availability</b>	2 dwellings currently occupied.			<b>Currently Suitable?</b>	No		
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	No		
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>		<b>Proposed Yield</b>				
-	Not Currently Develop		5				

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	83	<b>Location</b>	Sale Lane, CEMEX Site 3	<b>Ward</b>	Alrewas and Fradley		
<b>Site Area (Ha)</b>	4.98	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	4.98	<b>Density Rate</b>	30
<b>Yield Note</b>	30dph@60%						
<b>Suitability</b>	<p><b>Sustainable Mix Strategic Policy</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Oustide settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p><b>Physical Problem</b></p> <p><b>Potential Impacts</b> Loss of Grade3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p> <p><b>Environmental Conditions:</b> No negative impacts identified</p>						
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Currently Suitable?</b>	No		
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	Yes		
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b>		<b>Proposed Yield</b>				
-	Not Currently Develop		90				

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Settlement **Other Rural**

Source *Submission*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.  
Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.  
Physical Problem No known constraints.  
Potential Impacts Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further  
Environmental Conditions: No negative impacts identified

Availability  Currently Suitable?

Achievability  Site Available?   
Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

Settlement **Other Rural**

Source *Submission*

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

Yield Note

**Suitability**

Sustainable Mix Strategic Policy Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.  
Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.  
Physical Problem Lack of access onto the site and to the individual plots.  
Potential Impacts Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.  
Environmental Conditions: No negative impacts identified.

Availability  Currently Suitable?

Achievability  Site Available?   
Site Achievable?

When is Site likely to commence? Current Deliverability Proposed Yield

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 0.18 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** No significant identified  
**Potential Impacts** Loss of Grade2 Agricultural Land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further  
**Environmental Conditions:** Low usage of train line so unlikely to impact.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**   
**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement Other Rural**

*Source Submission*

ID1  Location  Ward

Site Area (Ha) 12.88 Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.  
**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  
**Physical Problem** Very small part within floodzone 2, not considered to affect any development. Landfill site within 50m, further investigation may be required.  
**Potential Impacts** Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.  
**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**   
**Site Available?**

**Achievability**  **Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	485	<b>Location</b>	Land at Meerash Farm South of M6Toll, Hammerwich	<b>Ward</b>	Hammerwich
<b>Site Area (Ha)</b>	0.56	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0.56
<b>Density Rate</b>	30	<b>Yield Note</b> 30dph @ 80%			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Landfill site within 50m, further investigation may be required.				
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	Site is not currently for sale or being marketed but has been promoted by the owner / agent. Currently tenanted and would require tenancy to be terminated first. No indication how long this could take.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
		Not Currently Develop		13	

**Settlement Other Rural**

*Source Submission*

<b>ID1</b>	486	<b>Location</b>	Land South of Coppice Lane, Hammerwich	<b>Ward</b>	Hammerwich
<b>Site Area (Ha)</b>	2.44	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	0
<b>Density Rate</b>	0	<b>Yield Note</b> 66 units in total on site.			
<b>Suitability</b>					
<b>Sustainable Mix</b>	Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	Part of larger site, access to individual plots not demonstrated.				
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	The site has been split into multiple ownerships and no access to them is evident. It is not expected that the site will be available in the long term.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	No
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
		Not Currently Develop		66	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Other Rural**

**Source Survey**

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The settlement is not considered to be a sustainable settlement in the RSSS and its has not been demonstrated how the development of this site would improve its sustainability.

**Strategic Policy** Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** Remediation of contamination may be required but not thought to impact on viability. FRA may be required and investigation of coal subsidence area.

**Potential Impacts** None identified.

**Environmental Conditions:** None identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**Settlement Stonnall**

**Source Submission**

ID1  Location  Ward

Site Area (Ha)  Proposal  Size of proposed residential  Density Rate

**Yield Note**

**Suitability**

**Sustainable Mix** The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would

**Strategic Policy** Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem** No significant identified.

**Potential Impacts** The loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.Site has potential for protected species.

**Environmental Conditions:** No negative impacts identified.

**Availability**  **Currently Suitable?**

**Achievability**  **Site Available?**

**Site Achievable?**

**When is Site likely to commence? Current Deliverability Proposed Yield**

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Stonnall**

**Source Submission**

<b>ID1</b>	473	<b>Location</b>	Cartersfield Lane, Land East of, Stonnall	<b>Ward</b>	Stonnall
<b>Site Area (Ha)</b>	3.42	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	3.42
<b>Density Rate</b>	30	<b>Yield Note</b> 30dph @ 60%			
<b>Suitability</b>					
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	No significant problems identified.				
<b>Potential Impacts</b>	Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.				
<b>Environmental Conditions:</b>	No negative impacts identified.				
<b>Availability</b>	Agricultural tenancy agreements need to be clarified and resolved.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	Yes
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
6-15 years		Not Currently Develop		62	

**Settlement Stonnall**

**Source Submission**

<b>ID1</b>	474	<b>Location</b>	Thornes House, Stonnall	<b>Ward</b>	Stonnall
<b>Site Area (Ha)</b>	1.82	<b>Proposal</b>	Residential	<b>Size of proposed residential</b>	1.66
<b>Density Rate</b>	30	<b>Yield Note</b> size calculated on area excluding house and orchard as suggested by agent at 30dph @ 80% to reflect existing character of settlement, plus existing house			
<b>Suitability</b>					
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would				
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				
<b>Physical Problem</b>	No significant identified.				
<b>Potential Impacts</b>	Loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.				
<b>Environmental Conditions:</b>	No negative impacts identified				
<b>Availability</b>	Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.			<b>Currently Suitable?</b>	No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.			<b>Site Available?</b>	No
				<b>Site Achievable?</b>	Yes
<b>When is Site likely to commence? Current Deliverability Proposed Yield</b>					
		Not Currently Develop		40	

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement Stonnall**

*Source Submission*

<b>ID1</b> 475	<b>Location</b> Church Road & Church Lane, Stonnall	<b>Ward</b> Stonnall
<b>Site Area (Ha)</b> 0.82	<b>Proposal</b> Residential	<b>Size of proposed residential</b> 0.82
<b>Density Rate</b> 30		
<b>Yield Note</b> 30dph @ 80% to reflect existng character of settlement.		
<b>Suitability</b>		
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would	
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.	
<b>Physical Problem</b>	No significant identified.	
<b>Potential Impacts</b>	The loss of Grade3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.	
<b>Environmental Conditions:</b>	No negative impacts identified.	
<b>Availability</b>	Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.	<b>Currently Suitable?</b> No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.	<b>Site Available?</b> Yes
		<b>Site Achievable?</b> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b> Not Currently Develop	<b>Proposed Yield</b> 20

**Settlement Stonnall**

*Source Submission*

<b>ID1</b> 476	<b>Location</b> Church Road, East of, Stonnall	<b>Ward</b> Stonnall
<b>Site Area (Ha)</b> 2.88	<b>Proposal</b> Residential	<b>Size of proposed residential</b> 2.88
<b>Density Rate</b> 30		
<b>Yield Note</b> 30dph@60%		
<b>Suitability</b>		
<b>Sustainable Mix</b>	The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would	
<b>Strategic Policy</b>	Within Greebelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.	
<b>Physical Problem</b>	No significant identified.	
<b>Potential Impacts</b>	Loss of Grade2/3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.	
<b>Environmental Conditions:</b>	No negative impacts identified.	
<b>Availability</b>	Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.	<b>Currently Suitable?</b> No
<b>Achievability</b>	Unknown how measures to improve sustainability would impact on viability.	<b>Site Available?</b> Yes
		<b>Site Achievable?</b> Yes
<b>When is Site likely to commence?</b>	<b>Current Deliverability</b> Not Currently Develop	<b>Proposed Yield</b> 52

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

**Settlement**    **Upper Longdon**

*Source*    *Omission Site*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would

**Strategic Policy**    Outside Settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem**    Investigation of coal subsidence area may be needed

**Potential Impacts**    Loss of grade 3 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.Site has potential for protected species.

**Environmental Conditions:**    None identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**Settlement**    **Upper Longdon**

*Source*    *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**    The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would

**Strategic Policy**    Within Greebelt and AONB. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem**    Further investigation of Coal Subsidence area may be required.

**Potential Impacts**    Loss of Grade3 Agricultural Land may need justification. Within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation. May impact

**Environmental Conditions:**    No negative impacts identified.

**Availability**     **Currently Suitable?**

**Achievability**     **Site Available?**

**Site Achievable?**

**When is Site likely to commence?**    **Current Deliverability**    **Proposed Yield**

      

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



**Settlement**    **Wigginton**

*Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**                      The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy**                      Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem**                      Access is difficult to achieve.

**Potential Impacts**                      Within Conservation Area. The loss of Grade2/3 Agricultural Land may need justification. Site has potential for protected species.

**Environmental Conditions:**                      No negative impacts identified.

**Availability**                       **Currently Suitable?**

**Achievability**                       **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**                      **Current Deliverability**                      **Proposed Yield**

                                          

**Settlement**    **Wigginton**

*Source*                      *Submission*

**ID1**  **Location**  **Ward**

**Site Area (Ha)**  **Proposal**  **Size of proposed residential**  **Density Rate**

**Yield Note**

**Suitability**

**Sustainable Mix**                      The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would  
**Strategic Policy**                      Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.

**Physical Problem**                      No significant problems identified.

**Potential Impacts**                      Within Conservation Area. Loss of Grade2 Agricultural Land may need justification.

**Environmental Conditions:**                      No negative impacts identified.

**Availability**                       **Currently Suitable?**

**Achievability**                       **Site Available?**   
**Site Achievable?**

**When is Site likely to commence?**                      **Current Deliverability**                      **Proposed Yield**

                                          

**NO DECISION HAS BEEN TAKEN TO ALLOCATE THESE SITES** The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



## POS: Review of Draft SHLAA 2008





## **Lichfield District Council**

### **Review of the Draft Strategic Housing Land Availability Assessment**

**21 September 2008**

*The credible voice of local government planning -  
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## Lichfield District Council Review of Draft Strategic Housing Land Availability Assessment

### 1 The commission

- 1.1 Lichfield District Council is preparing a Strategic Housing Land Availability Assessment (SHLAA) as part of the evidence base for its LDF, and specifically to inform the development of the core strategy. The Council published its proposed methodology and consulted upon it, and has subsequently prepared a draft of the SHLAA which is published on the authority's website. A number of representations have been received in relation to both the process followed in preparing the draft SHLAA and its content.
- 1.2 The Council has instructed POS Enterprises to carry out a review of the draft SHLAA, in terms of its robustness as an emerging evidence base and whether it conforms with the SHLAA guidance, and to advise on how the authority should proceed from here.
- 1.3 POS Enterprises has specialist knowledge and expertise in relation to the SHLAA process. It worked in partnership with Llewelyn Davies Yeang in developing the practice guidance on SHLAA for the Department of Communities and Local Government, and the author of this review was the lead consultant, responsible for drafting. POS Enterprises was subsequently engaged by the Planning Advisory Service to present and lead workshops on SHLAA at a series of regional seminars with local authorities and partner organisations. As part of that commission it developed an advice note on SHLAAs and DPD preparation, together with guidance on frequently-asked questions, both of which have been published by the PAS.

### 2 Structure of this review

- 2.1 This review first considers the fundamental matter of engagement with development interests, then considers how well the approach taken complies with the SHLAA guidance, and goes on to advise upon the way forward.

### 3 Engagement with development interests

- 3.1 The SHLAA guidance at paragraphs 11 to 13 advocates that the SHLAA should be prepared in partnership with key stakeholders, preferably the housing market partnership (where it exists). Such a partnership should include house builders, social landlords, local property agents, local communities and other agencies. They should be involved from the outset of the assessment so that they can help shape the approach to be taken. The guidance makes the point that house builders and local property agents should provide expertise and knowledge to help the partnership to take a view on the deliverability and developability of sites, and how market conditions may affect economic viability. This is reinforced in Figure 2 of the guidance, which provides a process checklist, and says that -

*"The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process ....."*

- 3.2 Lichfield has chosen to take a different approach. Whilst it consulted upon the draft methodology, because of concerns about the amount of work which would be involved in going through the anticipated large number of sites with a SHLAA Panel, it has carried out much of the work involved in preparing a SHLAA internally, and then published and consulted upon the draft document.

- 3.3 The hope was that in responding to the consultation process, developers and landowners would provide information about achievability (and perhaps availability too in some cases), which would then enable complete assessments of deliverability or developability to be made. In practice this has not generally happened, with most responses addressing either the principles of the approach or the perceived merits of individual sites. Consequently the authority does not have information on the achievability of many of the sites put forward and considered by the SHLAA.
- 3.4 Thus the work to date does not achieve the core requirement set out in Figure 2 of the SHLAA guidance. Clearly the authority will now need to set up a SHLAA Panel and work with it to develop full information on the availability and achievability of all the sites examined by the SHLAA, including consideration of some sites currently excluded as unsuitable. Since the approach to be taken will need to take account of other matters to be addressed here, this will be returned to under “The way forward”.

#### **4 Compliance with the SHLAA guidance**

- 4.1 The Council’s published methodology states that it follows the methodology advocated by the guidance. This part of this review will address how well it actually complies, referring to the stages set out in the guidance.

##### **Stage 1: Planning the assessment**

- 4.2 The matter of partnership working has already been addressed above, and is not considered further here.
- 4.3 Paragraphs 11 and 13 of the SHLAA guidance say that assessments should preferably be carried out at the sub-regional level, for separate housing market areas; but that where there are particular reasons why an assessment cannot be carried out for the whole HMA the assessment should be capable of aggregation at HMA level at a later date.
- 4.4 The draft SHLAA says that it has not been possible to undertake an assessment for the housing market area because several authorities have already commenced their studies. This is quite a common situation, and does not of itself affect the robustness of the SHLAA. However, the matter of being able to aggregate SHLAA information across the housing market area remains. There is a reference to consulting the other authorities in the housing market area on the methodology and working closely with them to discuss their housing needs and to identify potential sites within the District. However, there is no indication as to whether the detailed practice followed or the way information is recorded and handled has been discussed with the other authorities with a view to enabling aggregation of data at a later date. It is understood that in fact no specific discussions have been held on this, so it must be questionable whether the Lichfield SHLAA and those of the other three authorities in the SHLAA will in fact be capable of aggregation. It is noted that several representations on the draft SHLAA make this point.
- 4.5 The authority’s Strategic Project Team has led on the assessment of sites. This is to be commended, because it means that their experience of the issues raised by larger and more complex sites has been brought to bear. The team should similarly be involved in the work with a SHLAA Panel, for the same reason.
- 4.6 It is also to be welcomed that the authority set out its work programme for the production of the SHLAA within the methodology document.

### **Stage 2: Determining which sources of sites will be included in the assessment**

- 4.7 Paragraph 21 of the SHLAA guidance says that “except for clear-cut designations such as SSSIs, the scope of the assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives”.
- 4.8 However, in assessing the suitability of sites at Stage 7 the authority has actually applied existing policy restrictions extensively, indeed at paragraph 2.9 the draft SHLAA says “...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.” Apart from Green Belt policy, a number of other policies appear to have been used to judge sites as unsuitable for housing, including policies for development in rural areas, protection of playingfields, protected open space, existing employment areas, and area of development restraint. The effect of this has been to narrow the assessment to only sites which comply with existing planning policy as set out in the adopted Local Plan. This is in direct conflict with the SHLAA guidance, and has been raised by a number of those providing comments on the draft SHLAA.
- 4.9 The consequence is that, unsurprisingly, the draft SHLAA does not identify anything like the number of potential sites to meet the RSS housing target. In a sense the approach taken has frustrated the purpose of the SHLAA, which is to identify sites with housing potential which can then be assessed in determining where the core strategy and subsequent DPDs should direct development. This means that effectively the authority will have to go through the process again, but this time it will need to identify locations where urban expansion might reasonably be contemplated and assess sites within those locations.
- 4.10 The re-iteration of the SHLAA should be geared to identifying significantly more than the amount of land needed to meet the targets. This will ensure that the authority will have a genuine choice of alternative locations for housing to evaluate in preparing the core strategy, and allow for the possibility that some sites will be deemed to be not currently undevelopable. It will also hopefully mean that if there is a change in the RSS target for Lichfield, the SHLAA will have covered sufficient sites to address the revised target. How the authority might go about the re-examination of sites will be considered under “The way forward”, which will bring this and other strands together.

### **Stage 3: Desktop review of existing information**

- 4.11 The desktop review is dealt with in relation to the next stage..

### **Stage 4: Determining which sites and areas will be surveyed**

- 4.12 The intention of this stage in the process, as described in the SHLAA guidance, is to decide upon the scope of the survey in the light of the scale of housing challenge, the nature of the area, the nature of land supply, and the resources available. The expectation is that an authority would use the desktop review and the knowledge of its officers and the SHLAA Panel to come to a view on matters such as the likely order of yield from sites within existing built-up areas, the consequent scale of greenfield land release that may be necessary, and whether it would be necessary to consider sites within the Green Belt. This would then enable decisions to be made on how detailed and extensive a survey should be carried out within built-up areas, and the general locations and scale of greenfield sites which should be considered.

- 4.13 The draft SHLAA does not set out the conclusions of this process, and it does not appear to have happened. Rather, the authority issued an open invitation to landowners, developers, neighbouring authorities, parish councils and its own staff to identify possible sites for consideration. This led to a range of sites being put forward, ranging from urban infill plots through modest peripheral sites to some very large sites. Altogether sites with a potential yield of nearly 30,000 dwellings have been put forward, greatly in excess of the RSS target.
- 4.14 Given that some of the sites put forward are in quite unsustainable locations, the authority will now need to establish some principles by which to deal with them in the SHLAA, and enable the next iteration of the SHLAA process to focus on those sites which are reasonable candidates for consideration.

#### **Stage 5: Carrying out the survey**

- 4.15 While there are no references to walking survey in the methodology it is understood that there was extensive walking survey in association with the Urban Capacity Study, and such survey has taken place in some settlements where there are development boundaries, and more selectively in Lichfield itself. Also, the authority has re-visited all the sites in the previous urban capacity study. However, it is understood that while some sites with planning permission have been visited, this is not the case for all of them. The SHLAA guidance expects that every site in the SHLAA database will be visited to confirm site circumstances, including whether development has commenced, so it is advised that this is done.
- 4.16 In the context of Lichfield it may be anticipated that when the scale of development likely to be needed on greenfield land becomes clear, local communities and the elected members who represent them will press for assurance that the officers have sought to identify as much potential supply as possible from within existing urban areas. It is therefore advised that consideration is given to whether some further walking survey should take place targeted at seeking further sites within main urban areas.
- 4.17 The site characteristics recorded in Appendix B of the draft SHLAA do not include site areas or the landowners where this is known, although it is understood that the information is held. It is advised that these details be included at the next iteration of the SHLAA.

#### **Stage 6: Estimating the housing potential of each site**

- 4.18 The approach taken here correctly recognises that existing local plan density policy is out-of-date, and uses a range of standard densities related to the nature of the site. These appear reasonable, and it is noted that none of the representations received challenge density assumptions.

#### **Stage 7: Assessing when and whether sites are likely to be developed**

- 4.19 This is the heart of the methodology. The requirement in PPS3, addressed by the SHLAA guidance is that sites will be assessed to conclude whether they are deliverable or developable. Paragraph 33 of the SHLAA guidance summarises the definitions of “deliverable” and “developable”.
- 4.20 It has to be said immediately that because of the approach taken to suitability, and the lack of development sector involvement in the assessment of availability or achievability, the information provided on deliverability and developability cannot be considered robust. Rectifying this must be the primary focus for further work on the SHLAA. This will be addressed further under “The way ahead”.



- 4.21 There are also weaknesses in the information provided in Appendix B. All that appear under the headings “suitable”, “available” and “achievable” are bald yes or no conclusions. It would make the SHLAA more useable and robust to provide a concise assessment under each heading for each site, which has been agreed with the SHLAA Panel. This should be the case for all sites other than those currently under construction, and for the avoidance of doubt should include unimplemented planning permissions and allocated sites. The amount of information provided can be just a few words for most sites, with more detail for those which are more problematical in terms of policy, or where there are availability issues such as covenants or the need for relocation of existing uses. The column “Notes” provides this information in some cases, but it would be better related to the specific aspect of deliverability/developability.
- 4.22 More fundamentally, the draft SHLAA does not indicate the time periods within which sites are considered capable of development, merely offering the conclusions that they are deliverable, developable, or not currently developable. Experience elsewhere shows that to readily prepare the housing trajectory and facilitate the annual roll-forward of the SHLAA database, it is desirable to assign the projected yield for each site to a specific years. For larger sites this would include spreading the yield over several years to reflect likely build-out rates.
- 4.23 Finally in relation to this stage, the table at Appendix B does not deal explicitly with constraints. Where there are significant constraints on development this should be made clear, and returned to as appropriate under suitability, availability or achievability. The fact that a site may be better retained in its present use or reserved for a purpose other than housing would be dealt with under suitability, and logistical problems in making a site available such as multiple ownerships or the need to relocate the existing use would fall under availability.

#### **Stage 8: Review of the assessment**

- 4.24 The draft SHLAA concludes that it has not identified sufficient sites to meet targets. It follows that in terms of the guidance, this functions as the review stage and signals the need to carry out further work.

### **5 Conclusions as to the robustness of the work to date**

- 5.1 The discussion in the previous section can be summarised as follows -
- i) The process of preparing the draft SHLAA has broadly followed the methodology set out in the SHLAA guidance, including the staged approach in the recommended methodology
  - ii) However, developers and other interests have not so far been sufficiently involved in the consideration of deliverability and developability
  - iii) The matter of being able to aggregate the information from the Lichfield SHLAA with those of the other authorities in the housing market area has not been addressed
  - iv) Existing restrictive policies have been applied in the assessment of the suitability of sites, so that sites which clearly ought to be considered for development have been described as unsuitable and not currently developable. This has effectively frustrated the objective of the SHLAA, which is to provide deliverability and developability information about candidate development sites
  - v) The explanation of Stage 4 of the assessment does not set out how the approach to the SHLAA has been affected by the scale of housing challenge and the nature of the area in deciding matters such as the extent of survey and the minimum scale of sites considered

- vi) The authority would currently have difficulty in demonstrating that the approach to survey within settlements has identified all the sites that can be found.
- vii) The report does not provide reasons for the conclusions on suitability, availability and achievability, so the reasons for the conclusions on deliverability/developability are not apparent
- viii) The table at Appendix B in the draft SHLAA does not provide all the information expected by the SHLAA guidance. In particular, sites are not assigned to the time periods when they would yield housing
- ix) Constraints are not explicitly addressed, so the user has only partial information, and in particular is not informed about what might be necessary to overcome them
- x) As a consequence of the approach taken, the potential yield of dwellings identified as deliverable or developable falls well short of the RSS target

5.2 Some of these points are matters of presentation, which can be quite readily resolved in producing the final SHLAA. However, others are more fundamental, and mean that as the draft SHLAA stands it cannot be considered robust. This includes its use in seeking to demonstrate a 5-year supply of deliverable sites.

5.3 However, it is available to the authority to re-visit the draft SHLAA to rectify the weaknesses and make it a strong and defensible tool of plan-making. The next section addresses how this can be done.

## 6 The way forward

6.1 The key matter to address is the setting up of a **SHLAA Panel** to review the information provided in the SHLAA and advise in particular upon deliverability and developability. The appropriate representation in a Panel is addressed in paragraph 11 of the SHLAA guidance. Several agents have commented upon the methodology and the draft SHLAA, and they could form the core of the Panel. It is also desirable to include local estate agents, who will bring to bear knowledge of the market for smaller sites

6.2 It is suggested that an initial meeting should be held with the SHLAA Panel which should address three matters: the manner of working, the approach to be taken to the RSS target and the possibility that it may change, and the principles to be followed in deciding which greenfield sites should be assessed and which should be ruled out from the outset. In terms of the manner of working, the meeting will need to consider how the Panel will be involved and the "ground rules" to be applied. Some participants in the Panel may have experience of other SHLAAs and be able to assist in this. Matters to be covered at the initial meeting are likely to include -

- the function of the SHLAA as evidence and how it fits in with the core strategy decision-making process
- its intended publication and updating annually as a database
- its role in demonstrating the 5-year land supply
- the approach taken by the authority to date and the reasons for it, and what is now proposed
- the suggested timetable for the further work and for involvement of the Panel
- treatment of existing or potential planning policy, eg in relation to existing employment sites
- the information to be supplied to the Panel members by the authority
- declarations of interest in sites

- the considerations which will apply in assessing availability and achievability
  - the density assumptions which should be applied
  - the arrangements to be made for assessing sites (see paragraph 6.7 below)
  - how the emerging results will be subsequently reviewed
  - communication arrangements, on the assumption that the aim will be to minimise the number of meetings
  - matters raised by the Panel members themselves
- 6.3 There is quite a lot to cover here, and it must be expected that since a number of the prospective Panel members have been critical of the approach taken so far, they and the officers will need to talk things through at some length to come to consensus on the way forward. It is therefore advised that the authority does not seek to begin assessing sites at the initial meeting, but concentrate on principles and begin the assessment process at the next meeting.
- 6.4 As noted above, the first meeting should also consider how the RSS target will be addressed and the principles to be used for considering greenfield sites. In relation to the **RSS target**, at a minimum the SHLAA needs to consider sites whose likely yield of housing would be substantially more than the current draft RSS target for the district. This is to ensure that in preparing the core strategy the authority will have a genuine strategic choice for the locations on new peripheral development. It is noted that some representations suggest that the core strategy should be deferred until the RSS target is resolved, or that a larger possible target should be allowed for in preparing the SHLAA. This is clearly not the proper course of action. The best way to address the possibility of change in the RSS target will be to ensure that the SHLAA covers sites with an aggregate potential yield greatly in excess of the current target, on the basis that the core strategy will select the locations to be proposed for growth and the scale of development in the light of the anticipated RSS outcome.
- 6.5 As to which **greenfield sites** should be assessed, currently the draft SHLAA includes some large sites at smaller settlements where growth of such a scale would be quite unsustainable. It is suggested that the Panel be invited to agree that such sites should not be considered further. It should also be asked to consider whether there are any other areas which should be excluded from consideration in the light of paragraph 21 of the SHLAA guidance. As a generality, it is advised that because of the gap between the supply currently identified and the RSS target, local designations or local plan policies should not be used for this purpose.
- 6.6 The **Green Belt** raises particular issues, because Lichfield itself is embraced by the Green Belt on three sides, and some other larger settlements are surrounded by it. It is understood that the authority has agreed that its strategic options must include the possibility of some Green Belt land. It is suggested therefore that most areas peripheral to the city are considered in the SHLAA, with no prior judgements as to what may be the most suitable areas. Only where the particular circumstances of an area are agreed by the SHLAA Panel to rule it out of contention should such an area be excluded. Elsewhere, unless particular strategic considerations suggest otherwise, it is assumed that sites within the Green Belt will be ruled out of contention.
- 6.7 The important matter is that the authority should aim to agree with the Panel the areas and sites which should be ruled out from further consideration. Provided such agreement is reached, it is recommended that the sites concerned are listed in the text of the SHLAA as having been excluded, with a brief statement of the reasons. They should not be assessed for deliverability or developability. This will enable the Panel to focus its

attention on sites which are valid alternatives, and avoid giving credibility to sites which do not deserve it.

- 6.8 Since a large number of sites has been put forward, even with some exclusions through the process described in the previous paragraphs there will still be a lot of sites to assess. How this might be done should be discussed with the Panel at the initial meeting. For the Panel to consider each site individually would be very time-consuming, and likely to exceed the time commitment which can reasonably be sought from them.
- 6.9 **One approach** which has been applied with some success elsewhere is as follows. The assessment process has begun with the planning authority bringing a sample of sites to the Panel for assessment. The assessment of those sites has been used to establish shared principles, and also effectively as training for the local authority officers. The officers have then gone away and applied what they have learnt in assessing all the remaining sites, and sent their provisional conclusions to the Panel. The Panel members have then operated on an exception basis, flagging those sites where they disagree with the authority's conclusions or which they feel need to be discussed. The Panel has then re-assembled, and focused its consideration on only those sites identified by Panel members as needing discussion, accepting the authority's judgement on the remainder.
- 6.10 The aim throughout the work with the Panel should be to seek consensus or at least a majority view. The authority should set itself a firm objective that it will seek to avoid overruling the Panel or putting its judgement in place of theirs, and aim to reach agreement on all matters. In the extreme this may not be possible in a particular case, in which situation the authority will have the final say. However, the greater the level of unanimity between the authority and the Panel the more robustness the SHLAA will be, and the more defensible it will be at examination or appeal.
- 6.11 Alongside the setting up of the Panel, it is advised that the authority considers whether to carry out some more detailed **survey** in those areas which desktop information suggests are most likely to yield sites. This should increase the identified potential supply from within existing settlements, and enable a confident answer to be given to anyone who asks why so much greenfield land needs to be released.
- 6.12 There are some **other matters** which should also be addressed, including -
- discussions with the other authorities in the housing market area, with a view to ensuring that the way the information will be set out and managed will facilitate aggregation with their findings
  - revisions to the format of appendix B to the draft SHLAA in the light of comments in this review
  - in particular it is advised that this should provide for the assignment of each site to a specific year or years, with 2008 as the base
  - updating the information from the draft SHLAA to remove sites where development has been completed and any which have been developed for other purposes
  - incorporating any further sites put forward since the draft SHLAA was prepared
- 6.13 In the light of the Panel's consideration, the results should be **reviewed** (Stage 8 of the recommended SHLAA methodology). They will be drawn together to show the overall supply identified and the supply by time bands. The results should then be sent to the Panel members, together with a note by the authority on its views as to whether the supply is sufficient to more than meet current RSS targets. If the answer is "Yes" and also shows more than 5-years of supply of deliverable sites, then subject to confirmation by the Panel the SHLAA report can be finalised.

- 6.14 However, should the aggregated information show a deficiency of sites for the 15 year period, reveal an insufficient supply to generate alternative spatial strategies, or suggest that there is not a 5-year supply of deliverable sites, the authority should consider its options, and discuss them with the Panel before deciding on a course of action. The options could include -
- further site survey in the areas identified by desk survey as likely to offer the best prospects, together with adopting a smaller minimum size of site;
  - review of density assumptions used in assessing the yield from sites - the advice of the Panel on the realism of these would be crucial;
  - consideration of whether any sites assessed as not developable within 15 years might be made developable by specific measures designed to remove constraints;
  - review of the effect of policy considerations which might lead to some sites being considered suitable which had been ruled out on those grounds; or
  - consideration of further Green Belt sites
- 6.15 Hopefully it will not be necessary to carry out further work following the review of the assessment results, and the authority will be able to progress to finalising the SHLAA database for ongoing use and annual review through the AMR, and publication of the finalised SHLAA report.
- 6.16 Even so, it is recognised that there is will be a substantial amount of work involved in what is recommended here. However, that work will justify itself. It has become clear that the DCLG attaches considerable weight to the SHLAA, and sees it as crucial evidence both for DPD preparation and in demonstrating a 5-year supply of deliverable sites. In particular the effort involved in securing agreement with the SHLAA Panel on the findings will pay dividends, because a SHLAA study which is fully endorsed by the Panel will be very difficult for other interests to challenge.

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