

Strategic Housing Land Availability Assessment 2014

	Foreword	4
1	What is a Strategic Housing Land Availability Assessment?	5
2	Aims & Objectives	7
3	Targets & Lichfield District Context	8
4	Undertaking the Assessment	9
5	Summary of Potential Provision & Conclusions	21
6	Five Year Supply	26
7	Monitor & Review	38
■	Appendices	
A	SHLAA Panel	40
B	Schedule of all Sites	43
	B.1 Alrewas	43
	B.2 Armitage with Handsacre	49
	B.3 Burntwood	57
	B.4 Clifton Campville	87
	B.5 Colton	90
	B.6 Drayton Bassett	95
	B.7 East of Rugeley	97
	B.8 Edingale	101
	B.9 Elford	106
	B.10 Fazeley	109
	B.11 Fradley	117
	B.12 Hammerwich	126
	B.13 Hamstall Ridware	129
	B.14 Harlaston	131
	B.15 Hill Ridware	136
	B.16 Hopwas	140
	B.17 Kings Bromley	142
	B.18 Lichfield	147
	B.19 Little Aston	194
	B.20 Longdon	201
	B.21 North Tamworth	205
	B.22 Other Rural	208
	B.23 Shenstone	242
	B.24 Stonnall	249
	B.25 Upper Longdon	254
	B.26 Whittington	257
	B.27 Wigginton	263
C	Schedule of Sites Forming 5 Year Supply	268
D	Windfall Evidence	294

E	Record of Lapsed Permissions	316
I	Glossary	
	Glossary	319

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 2029. It identifies sites which have the potential to accommodate housing, estimates their future potential capacity and assesses the status of sites already allocated for housing through the 1998 Lichfield District Local Plan, those considered within the submitted Local Plan: Strategy, 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 annually.

This is the seventh edition of the SHLAA and follows the document which was published in November 2013. The document follows a similar format to previous editions and includes an updated 5-year housing supply position. The document follows a similar structure to that used last year but takes account of the land availability assessment guidance contained within the National Planning Practise Guidance (PPG). Any changes to accord with the guidance will be highlighted by underlined italics.

The SHLAA forms part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan which cover housing development are based on many considerations, of which this assessment 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 with a view that it will be available alongside the Local Plan 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.

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 disclaimer below.

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 Local Plan, for example, where they are inconsistent with an approved local plan. Sites allocated for housing in the Local Plan 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.

It should be noted that at the time of publication the emerging Local Plan: Strategy is currently subject to Examination. Further detail can be found via the examination website.

www.lichfielddc.gov.uk/localplanexamination

1 What is a Strategic Housing Land Availability Assessment?

1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a Strategic Land Availability Assessment (SHLAA) to demonstrate that there are sufficient suitable sites within the study area (the District) to meet the identified housing need over the plan period (NPPF para 159). The SHLAA should be used to establish realistic assumptions about the availability, suitability and the likely economic viability of land over the plan period. The primary role of the SHLAA is;

- To identify sites and broad locations with potential for development;
- To assess their development potential;
- To assess their suitability for development and the likelihood of development coming forward (the availability and Achievability).

1.2 The national [Planning Practice Guidance](#) (PPG) was published on 6th March 2014. This includes updated land availability assessment guidance which supersedes the 2007 practice guidance which has been used to guide the methodology of previous editions of the SHLAA. The PPG 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.

1.3 This edition of the SHLAA has been produced with the new practice guidance in mind. A review of the existing methodology was undertaken and it was concluded that this broadly conformed with the methodology set out in the PPG. This edition of the SHLAA maintains the previous methodology but outlines any changes to accord with the PPG in *underlined italics*. A thorough review of the SHLAA methodology and format will be undertaken in partnership with Cannock Chase District and Tamworth Borough Councils to inform the next editions of each authority's SHLAA. This process will ensure a consistent methodology is used across the three local authorities which form part of the same housing market area as identified through evidence supporting each authorities Local Plans.

1.4 This SHLAA and Five Year Supply Assessment has been produced prior to the publication of the Inspectors findings into the Local Plan Strategy. It is likely that an addendum to this SHLAA will be produced to take into account the Inspectors Findings and update the Housing Land supply accordingly once the Inspectors Findings have been published.

1.5 The sites identified by the Lichfield SHLAA can be broadly divided into three categories, These categories are defined within the National Planning Policy Framework (NPPF):

- **Deliverable sites** are those that are available now, are in a suitable location for housing and there is realistic prospect that housing will be delivered on the site within the next 5 years and in particular that development of the site is viable.
- **Developable sites** are those that are, or are likely to become available for housing development, where there is a reasonable prospect they could be developed in the future. Sites should be in a suitable location for housing development and that they can be viably delivered at the point envisaged.

- **Not developable sites** (in the context of the Lichfield District SHLAA), are those where one or more of the constraints to development are severe and it is not known when they might be overcome. For examples those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable. It should be noted however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

1.6 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.

1.7 The assessment includes:

- The context provided by evidence of the housing requirement 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.

1.8 This SHLAA does not make judgements as to what the spatial strategy of the Local Plan 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 Plan. 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.

1.9 The assessment will be kept up-to-date annually, in order to update the housing trajectory and the five-year supply of specific deliverable sites (included within this document).

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. The NPPF requires Local Authorities to identify and annually update their supply of sites available for housing. The SHLAA remains the best method to do this, and when combined with the five year housing supply assessment this document will provide a detailed picture of the Districts housing supply. The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to significantly boost the supply of housing.

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 The base date for the SHLAA is the current monitoring year of 2013 - 2014 including completions and sites with planning permission up to the end of March 2014. Additionally sites submitted through the SHLAA process and 'Call for Sites' have been included which were submitted by the same date.

3 Targets & Lichfield District Context

3.1 The NPPF requires Local Authority's to set their own housing targets to meet the 'full, objectively assessed needs for market and affordable housing'. Lichfield District Council has published and consulted on Main Modifications to the Local Plan Strategy which respond to the Inspectors Initial Findings which were published in September 2013. The Local Plan Strategy (as modified) proposes the delivery of 10,030 homes between 2008-2029, which includes 1,000 homes to meet the needs arising in neighbouring authorities (500 for Tamworth Borough and 500 for Cannock Chase District Councils). This equates to annual delivery of 478 homes with the objectively assessed need of Lichfield District being 430 homes per annum.

3.2 The National Planning Policy Framework (paragraph 47) states that local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years with an additional 5% buffer to be moved forward from later in the plan period. The NPPF also states Authorities should identify specific 'developable' sites and broad locations that will enable continuous delivery of housing for years 6-10 and, where possible, for years 11-15. The role of the Local Plan 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 Local Plan will cover the period to 2029, and therefore the SHLAA will assess land availability for this whole period.

3.3 Housing figures (permissions, completions and commitments) for each year are compiled and checked in time for the Annual Monitoring Report (AMR). This information has now been updated to the end of March 2014. It identifies net completions in the District of 1,455 since 2008 and there remains a committed supply of some 2,656 dwellings (deliverable sites with planning permission and those under construction). Based on a target of 10,030 homes this would mean a net remaining requirement of 5,919 additional dwellings to deliver up to 2029 taking into account completions since April 2008 and current outstanding planning permissions.

3.4 As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been kept within the assessment in simple tabulated form and remain plotted on to the mapping so that it is clear where development has taken place. Copies of the residential land report can be downloaded via the link below.

https://www.lichfielddc.gov.uk/downloads/download/1609/residential_land_availability

4 Undertaking the Assessment

4.1 This section sets out the methodology used for this assessment. The draft methodology was subject to public consultation in September 2007 and the feedback from respondents helped to shape the final version. Each year the draft SHLAA is consulted upon with the SHLAA Panel (see Appendix A) with any changes to the methodology being agreed through this process. As discussed in section 1 of this assessment the National Planning Practice Guidance (PPG) has been introduced and replaces the previous 2007 guidance which had guided the methodology used in previous editions of the SHLAA. A review of the PPG guidance has been undertaken and it is considered that the existing methodology broadly accords with this.

4.2 The 2007 practice guidance contained a 10 step methodology which has been used in all previous editions of the SHLAA. The PPG sets out a five stage assessment methodology which broadly follows the 2007 guidance. The following section sets out the SHLAA methodology against the 10 stages of the 2007 guidance and the corresponding stages of the NPPG methodology are highlighted by underlined italics within the text of this report. The PPG states that plan makers should have regard to the national guidance and provide explanation should they depart from it. The Council has not departed from the guidance within the NPPG and has only elaborated on elements based on local evidence (for example build-out rates and implementation timescales).

Stage 1: Planning the assessment (PPG Stage 1: Site/broad location identification)

4.3 The Practice Guidance (PPG) advocates that SHLAAs be produced to cover the housing market area. However, it also states that different areas can be used for the assessment including local planning authority areas (ID: 3-007-20140306). Previous editions of the SHLAA have been produced at the District level while having regard to SHLAAs being produced by neighbouring authorities, particularly where cross boundary requirements may be identified ⁽ⁱ⁾. This approach was chosen given the difficulties in co-ordinating a study across authorities given the differing timescales of each authorities Local Plans. As such it was concluded that this year the SHLAA will consider the same geographical area (the District) as previous editions to maintain consistency. As stated at paragraph 1.3 a full review of the SHLAA methodology is to be undertaken in partnership with Cannock Chase and Tamworth Borough Councils which will ensure that the future editions of the SHLAA are based on an methodology designed to accord with the PPG and shared across the three authorities.

4.4 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 site assessments. Neighbouring authorities, the Environment Agency and the Highways Agency have been asked for their views on the submitted sites. Local landowners, developers, agents and housebuilders 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 and

i In particular Cannock Chase District and Tamworth Borough Councils are members of the SHLAA panel which helps to shape the document each year

through a wider 'call for sites' which has been running since 2010. There has not been a closing date for submissions, and as such, submissions continue to be received and included in this assessment.

4.5 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.

4.6 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 house builders, agents, Registered Social Landlords and members of the Strategic Project Team. *The Panel approach used conforms with guidance within the PPG which suggests assessments involve a number of stakeholders (ID: 3-008-20140306)*. Please note that the Panel are not asked to endorse the methodology in relation to five year housing land supply section of this document.

4.7 *The PPG states that the assessment should identify all sites and broad locations regardless of the quantum of development needed. The SHLAA methodology employed by Lichfield District has continued to identify sites from all sources in excess of the housing requirement (ID: 3-009-20140306)*

Stage 2: Determining sources of site to be included in the assessment (PPG Stage 1: Determine assessment area and site size & Call for sites/broad locations)

4.8 No particular types of land or areas were excluded from the Assessment but in order to maximise resources the desktop survey for site identification concentrated in and around Lichfield, Burntwood and other settlements with development envelopes defined by the 1998 Local Plan. It was considered that these sites would be more sustainable and more likely to be deliverable or developable.

4.9 *The PPG provides a guide to the sources of data which should be used to identify sites through the assessment (ID: 3-012-20140306). This includes: existing allocations; planning permissions; unimplemented and under construction schemes with the benefit of planning permission; planning applications that have been refused or withdrawn; local authority owned land; surplus public sector land; vacant and derelict land and buildings; additional opportunities in established uses; sites in rural locations; large scale redevelopment of existing areas; sites in and adjoining rural settlements and rural exception sites; potential urban extensions and new settlements.*

4.10 As stated above this study as not excluded any types of land or areas from the assessment which ensures the assessment conforms with the requirements of of the PPG. 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 (PPG Stage 1: Desktop review of existing information)

4.11 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. In order to supplement this, a six week consultation process was undertaken in September 2007, and May 2009, 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.

4.12 More recently the District Council has held an ongoing 'Call for Sites' for the proposed Local Plan: Allocations, and this has led to further sites being put forward for residential schemes. The Call for Sites is an ongoing open process which has been used to identify further sites for inclusion with the SHLAA. Additional sites have also been considered which have arisen from consultation and representations throughout the Local Plan process .

4.13 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 and those sites identified through the above processes as of the 31st March 2014 have been included in the assessment. In total, the survey and assessment has identified some 864 potential housing sites for consideration, ranging in scale from single dwellings to a new settlement of 7,500 dwellings and many sites of a strategic scale.

Stage 4: Determining sites and areas to be surveyed (PPG Stage 1: Determining assessment area and size & Site/broad location survey)

4.14 Earlier editions of the SHLAA identified that the yield from existing built up areas would not be sufficient to meet local housing requirements, and the release of housing sites outside of existing settlement boundaries may 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. Whilst on site, surveyors also visited the surrounding area to identify any potential sites missed by the desktop review. The Panel agreed with this approach so that no sites likely to have the potential to be deliverable or developable should be excluded from the process.

4.15 The Lichfield District SHLAA has not applied a minimum site threshold for a sites inclusion and consideration within the Assessment. The PPG states that assessments should consider all sites and broad locations capable of delivering 5 or more dwellings or on sites of

0.25 or more (ID: 3-010-20140306). It is considered appropriate to consider sites below these thresholds through this assessment to provide a detailed assessment of land availability. Stage 3 sets out the types of sites which have been considered.

Stage 5: Carrying out the survey (PPG Stage 1: Site/broad location 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, which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location of buildings or pylons and contamination. The PPG requires the assessment to consider 'potential environmental constraints' (ID: 3-016-20140306).
- 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

4.18 The PPG introduced guidance relating to the consideration of sites within the Green Belt (ID: 3-044-20141006 & 3-045-20141006). Lichfield District's SHLAA has traditionally been a 'policy-off' document which did not constrain potential supply purely on policy grounds. However the PPG makes it clear that designations such as Green Belt should be considered. The SHLAA has always recorded where a site falls within the Green Belt at appendix B. For clarity those sites located within the Green Belt have been illustrated on the maps supporting Appendix B.

Stage 6: Estimating the housing potential of each site (PPG Stage 2: Site/broad location assessment)

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

- a. If the site has a layout and proposed yield then this will be considered and used where it is considered appropriate.
- b. For sites with planning permission over 10 units, the potential yield will be assessed taking account of the known information for the site.
- c. 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:
 - a. 30dph to be applied as a minimum, in rural locations
 - b. 40dph to be applied in urban locations
 - c. 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.
- d. 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

4.20 The ratio standards derive from “Tapping the Potential” ⁽ⁱⁱ⁾ and use the mid-point of each suggested standard. It was considered by the SHLAA panel that these figures acted as a good starting point for the purpose of this assessment.

4.21 Whilst it is recognised that the requirement for a minimum density to be achieved has been removed from national planning policy it is still considered that these density assumptions are relevant especially when considering the identified housing needs with the District, including significant need for smaller homes and homes with an element of care to assist in the retention of young economically active and to respond to our significantly ageing population to 2029. It is still considered by the District Council, that an effective use of land is important, especially in terms of sustainability factors. The District Council also understands the importance of balancing the character of the local area with making best use of land, and is therefore currently undertaking work in relation to density, including studying density patterns of existing settlements.

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

4.22 Where possible, known constraints have been taken into account in terms of yield, however, it is important to recognise that yields may also 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.

Stage 7: Assessing when & whether sites are likely to be developed (PPG Stage 2: Site/broad location assessment)

4.23 The previous guidance divides Stage 7 into four sub stages to assess suitability, availability and achievability and the 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, then sites were classified as “not developable”. Whilst this approach did not remove sites from the Assessment and also demonstrated that those existing policies would need to change through the Local Plan 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. As discussed in paragraph 4.18 the PPG makes it clear that Green Belt designation should be considered as part of the assessment. In this edition of the SHLAA sites within the Green Belt have been clearly identified on the maps at appendix B. However to be consistent with earlier editions of the SHLAA sites have not been automatically considered as Not Developable based on their location in the Green Belt .Section 5 of the assessment sets out the conclusions and this year sites within the Green Belt have been separated from those without.

4.24 The following approach was then applied to all sites and agreed by the Panel.

7a – Assessing Suitability for housing

Sustainable Mixed Communities

4.25 **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.

4.26 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 and 2011) 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.

4.27 In the context of the District, the Local Plan Strategy is based on a key settlement focused strategy with development focused on Lichfield and Burntwood and six Key Rural Settlements (Fradley; Fazeley, Mile Oak and Bonehill; Shenstone; Armitage with Handsacre; Whittington and Alrewas). Earlier versions of the Local Plan/Core Strategy considered that Little Aston was a Key settlement, however the Rural Planning Project considered that Little Aston did not function as a key settlement in the same way as the others and should no longer be considered as a key rural settlement. This was a recommendation which was considered and taken through into the Local Plan Strategy with Little Aston considered to be within the 'Other Rural' category of the settlement hierarchy. As such the assessment of sites in/adjacent to Little Aston have been reconsidered to ensure they are consistent with the approach taken at 'Other Rural' settlements.

4.28 Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas 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

4.29 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 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.

4.30 The Panel agreed that sites that fell outside existing settlements, where 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' 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.

4.31 As stated at paragraph 4.23 a slight change will be made to the way the results of this Assessment are presented, this will show sites within the Green Belt separately to those which are not.

Physical Problems or limitations

4.32 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.

4.33 For assessing flood risk, the latest flood risk maps from the Environment Agency were used from the Strategic Flood Risk Assessment which forms part of the Local Plan's evidence base. 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.

4.34 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.

4.35 Historic landfill data from the Council's 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.

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

4.37 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.

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

Potential Impacts

4.39 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, Cannock Chase SAC and the River Mease SAC.

4.40 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 areas such as the Forest of Mercia.

4.41 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.

4.42 Sites that fall within the River Mease water catchment or the Cannock Chase zone of influence would be expected to mitigate for damage that development would have on the Special Areas of Conservation in these areas. This is particularly true of the larger sites which may need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

4.43 Sites that fall within 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.

4.44 Sites were surveyed by the Council's Countryside Team and sites that are within 1km of protected sites such as SSSI, SBI 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.

4.45 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

4.46 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

4.47 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.

4.48 Where a site has planning permission, it is assumed that the development will commence within 5 years. This approach is consistent with guidance contained within the NPPF and PPG.

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

4.50 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'. For some sites implementation may overlap between deliverable and developable years.

7c Assessing Achievability for housing

4.51 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. This is most likely to refer to viability as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. The SHLAA Practice Guidance 2007 states that viability can be affected by:

- **Market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- **Cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development
- **Delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

4.52 Information that was received and gathered for individual sites contributed to the assessment of achievability as detailed in the appendices. The SHLAA Panel has also played a key role in viability analysis by contributing commercial judgement and advice where appropriate.

4.53 For sites that have outstanding permission, then owners/ 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.

4.54 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.

4.55 *The PPG requires sites potential viability to be considered as part of its achievability. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites. As part of the Local Plan and Community Infrastructure Levy (CIL) preparation the District Council has commissioned several pieces of evidence relating to viability. Both the 2012 and 2014 studies conclude that residential development (as tested on a number of policy compliant scenarios) are viable across the District. As such the SHLAA assumes that residential development within the District remains a viable option.*

7d Overcoming constraints

4.56 This assessment will be consulted on and owners/ 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 (*PPG Stage 4: Assessment Review*)

4.57 The assessment methodology provides for a review of the findings of the assessment following consultation. Its purpose is to consider refined site assessments, including when sites are likely to come forward, in order to identify whether enough housing potential has been identified to meet the needs of the District to 2029. In this case 10,030 homes as identified through the examination of the Lichfield District Local Plan.

4.58 The outcome of the assessment has shown that there is a significant surplus of specific sites related to the identified sustainable communities within the District in order to meet the requirement for housing, so that this will enable choices of preferred sites in suitable locations to be made through the Local Plan: Strategy and Local Plan: Allocations process.

4.59 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 practice the processes carried out in the SHLAA methodology, followed alongside the preparation of the Local Plan, 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 Local Plan: Strategy.

Stage 9: Identifying and assessing the housing potential of broad locations (when necessary) (*PPG Stage 4: Assessment Review*)

4.60 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites have not/cannot yet be identified. No broad locations need to be identified at present. As stated above the assessment considers there is a surplus of available identified sites compared to the Districts Housing Requirement. This will be kept under review through the SHLAA process and monitoring of the Local Plan as part of the longer-term planning process.

Stage 10: Determining the housing potential of windfalls (*PPG Stage 3: Windfall Assessment*)

4.61 The NPPF (para 48) and *PPG (ID 3-24-2-140306)* state that planning authorities may include a windfall allowance where there is 'compelling' evidence that such sites have consistently become available. *The PPG allows for a windfall allowance to be identified within broad locations that form part of the 6-15 year supply.* In the refresh of work for this edition of the SHLAA Lichfield District Council has looked at the past trends of windfall sites which have become available. In order to calculate a windfall allowance the SHLAA database has been used to calculate the number of windfalls which have been granted planning permission each year (Between editions of the SHLAA) and the number of completions each year which have been delivered from 'windfall' sites.⁽ⁱⁱⁱ⁾

iii The NPPF states that developments in 'residential gardens' cannot be included in the windfall allowance calculation, as such these sites have been removed from the calculation.

4.62 Lichfield District has historically consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance within the housing trajectory. Table 4.2 shows the number of windfalls which have been granted planning permission between each edition of the SHLAA (not including residential garden developments). Evidence to support the windfall allowance can be found at Appendix D.

Year	Number of Windfalls granted Planning Permission	Completions delivered from windfall sites
2008-2009	16	197
2009-2010	72	75
2010-2011	33	131
2011-2012	33	89
2012-2013	64	66
2013-2014	44	128
Average	44	114

Table 4.2 Windfalls

4.63 The average number of windfalls granted planning permission across the last six years is 44 dwellings per year. Although the figures for both 08/09 and 09/10 distort the figures somewhat this provides evidence that Lichfield District has historically delivered a significant number of windfalls each year and as such this should be taken into account within the five year supply, in line with guidance within the NPPF. On average 114 completions have been delivered per year from windfall sites.

4.64 Table 4.2 suggests that an average windfall rate of 44 dwellings per year could be used. Although the average number of completions delivered from windfall sites would support a higher windfall allowance, to reflect a cautious approach and to ensure there is not an over reliance on windfalls, the District Council proposes a windfall allowance of 40 dwellings per year. This allowance will be used within the 5 year housing supply calculation.

Presenting further work in relation to SHLAA sites

4.65 Further work has continued to be submitted in relation to some sites by developers, landowners or agents, including for example initial masterplans, ecological assessments and transport reports. Where information has been submitted, details have been uploaded on to the Council's website at www.lichfielddc.gov.uk/localplan under the Local Plan: Strategy section and Submissions for Potential Strategic Allocations.

5 Summary of Potential Provision & Conclusions

SHLAA Results *(PPG: Stage 5: Final Evidence Base)*

5.1 In total 864 sites (including completed sites) have been identified and assessed through the process with a remaining capacity for 21,301 dwellings identified on sites considered to be deliverable (including those in the planning process) or developable and a further 1,502 (gross) dwellings already completed as of 31st March 2014 since 2008. The results of the assessment are shown in the table below. Sites have been associated with their nearest settlement. Where sites do not have close ties with a settlement they have been classed as "Outside Settlement" or "Other Rural". Where large sites would deliver residential completions across different five year periods the total yield has been split into the deliverable and developable bands according to the SHLAA methodology.

5.2 The figures for each settlement relate 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). A number of the 'Outside Settlement' sites have the benefit of planning permission, or are adjacent to settlements outside of the Lichfield District boundary (these are shown on the District Wide map and within the Other Rural section of the appendices). Please note that these figures include all sites considered to be deliverable or developable in line with the SHLAA methodology. As this is a policy-off document sites are included which are not consistent with current planning policy. *As stated at paragraph 4.23 of this assessment the presentation of the assessment results has been changed this year to take account of guidance relating to Green Belt within the PPG. Those sites outside the planning process have been split by those within and those without the Green Belt.*

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Burntwood	16	53	10	413	844	678	1,197	3,211
Lichfield	50	111	764	776	840	738	1,129	4,408
Alrewas	4	12	0	97	n/a	103	n/a	216
Armitage with Handsacre	3	4	0	0	732	44	1,311	2,094
Fazeley, Mile Oak & Bonehill	15	103	7	34	669	72	259	1,159
Fradley	5	6	1,000	810	n/a	586	n/a	2,407
Shenstone	1	4	1	75	184	147	916	1,328
Whittington	10	3	0	28	132	1	0	174
Sub-Total	104	296	1,782	2,233	3,401	2,369	4,812	14,997
Clifton Campville	1	1	0	0	n/a	2	n/a	4

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Colton	2	0	0	0	n/a	0	n/a	2
Drayton Bassett	0	1	0	0	0	0	0	1
Edingale	2	1	0	0	n/a	4	n/a	7
Elford	1	0	0	0	n/a	1	n/a	2
Hammerwich	0	1	0	0	38	0	0	39
Hamstall Ridware	0	0	0	0	0	0	0	0
Harlaston	0	15	0	0	0	0	0	15
Hill Ridware	0	13	0	0	n/a	1	n/a	14
Hopwas	0	0	0	0	0	0	0	0
Kings Bromley	0	5	0	0	n/a	10	n/a	15
Little Aston	5	2	0	0	0	10	0	17
Longdon	0	2	0	0	0	0	0	2
Stonnall	0	3	1	0	0	12	0	16
Upper Longdon	4	0	0	0	0	0	0	4
Wigginton	0	0	0	0	n/a	0	n/a	0
Sub-Total	15	44	1	0	38	40	0	138
North of Tamworth	0	0	165	0	0	1,975	0	2,140
East of Rugeley	189	0	0	0	50	450	165	854
Outside Settlements (Other Rural)	17	43	0	0	58	3,030	24	3,172
Sub-Total	206	43	165	0	108	5,455	189	6,166
Total	325	383	1,948	2,233	3,547	7,864	5,001	21,301

Table 5.1 SHLAA Results (at 31st March 2014)

Settlement (aligned to Spatial Strategy)	Not Developable Sites		Total
	Non-Green Belt	Green Belt	
Burntwood	183	1,482	1,665
Lichfield	276	244	520
Alrewas	1	n/a	1

Settlement (aligned to Spatial Strategy)	Not Developable Sites		Total
	Non-Green Belt	Green Belt	
Armitage with Handsacre	7	0	7
Fazeley, Mile Oak & Bonehill	0	0	0
Fradley	196	n/a	196
Shenstone	4	0	4
Whittington	0	0	0
Sub-Total	667	1,726	2,393
Clifton Campville	10	n/a	10
Colton	154	n/a	154
Drayton Bassett	0	20	20
Edingale	457	n/a	457
Elford	114	n/a	114
Hammerwich	0	0	0
Hamstall Ridware	0	0	0
Harlaston	270	n/a	270
Hill Ridware	74	n/a	74
Hopwas	0	12	12
Kings Bromley	213	n/a	213
Little Aston	0	970	970
Longdon	0	366	366
Stonall	0	740	740
Upper Longdon	0	32	32
Wigginton	159	n/a	159
Sub-Total	1,451	2,140	3,591
North of Tamworth	0	0	0
East of Rugeley	0	0	0
Outside Settlements (Other Rural)	6,081	4,273	10,354
Sub-Total	6,081	4,273	10,354
Total	8,199	8,139	16,338

Table 5.2 Not Developable sites summary (at 31st March 2014)

5.3 Sites listed as 'Not Developable' have been summarised at table 5.2 (above). Whilst these sites have been assessed they do not represent sites that are considered appropriate to contribute towards housing provision due to significant constraints. If additional information becomes available relating to these sites, then the assessment may change in future revisions of this document.

Indicative Housing Trajectory

5.4 The 'deliverable' sites identified within Lichfield District, for the period 1st April 2014 to the 31st March 2019, total approximately 5,780 dwellings. A large majority of these are outside of settlement boundaries, with many being located within the Green Belt. A further 2,696 dwellings are under construction or have full or outline planning permission (or resolution to grant planning permission subject to the signing of a Section 106). Looking beyond 2019, there is a developable supply of some 12,865 dwellings. As explained earlier, these figures do not take into account policy considerations or constraints although sites within the Green Belt are now shown within a separate column of the SHLAA results.

5.5 From this assessment of sites it can be concluded that within Lichfield District there are sufficient potential housing sites to meet a locally determined requirement currently being considered through the Local Plan. This provides the Council with a strategic choice of locations for consideration through the Local Plan (both Strategy & Allocation documents), which can identify a spatial development approach to a housing trajectory that provides for a responsive rate of development over 5, 10 and 15 year periods to take place in appropriate locations.

5.6 It is to be expected that the bulk of the housing sites needed to maintain a 5 year supply will come from the stock of existing permissions, allocations after the adoption of the Local Plan and sites already under construction. This amounts to 2,696 dwellings (some of which may not be deliverable within 5 years). 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 6 to 15 will largely rely on the release of further sites from within the developable stock sites that are currently outside the planning process, sufficient to enable the delivery of our spatial development strategy consistent with the emerging Local Plan. The Local Plan Allocations process will provide a further opportunity to consider allocations for residential development which will contribute to the supply of sites across the plan period.

5.7 For more specific information on the detailed housing trajectory, please refer to the 'Five Year Housing Land Supply' chapter of this document.

Large Sites - Lead in times & build out rates

5.8 The SHLAA methodology needs to consider the lead in times required for development to commence and the anticipated rates of delivery that can be achieved. These factors need to be taken into account in determining a housing trajectory. The following lead in times have been applied to sites where there has been no further information of when sites are likely to commence. These estimates are based on knowledge of the planning process locally:

	Major (10+ dwellings)	Minor (1-9 dwellings)
Sites with Planning Permission	2 years to implementation (from grant of planning permission)	1 year to implementation (from grant of planning permission)
Sites without Planning Permission	3 years to implementation	2 years to implementation

Table 5.3 Lead in timescales

5.9 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 (per developer, if appropriate)
- 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 Where large deliverable and developable sites where the housing supply would be delivered over several of the 5 year periods, the supply has been split across the periods to give a realistic estimation of when development could be delivered on each site. This also recognises that on larger sites, only a proportion of the dwellings will be deliverable within the first 5 year period, with those outside being considered developable.

6 Five Year Supply

Introduction

6.1 This chapter of the document sets out an assessment of whether there is a five year supply of deliverable housing land in Lichfield District for the period of 1st April 2014-31st March 2019. This assessment will set out the current housing supply position in Lichfield District at 1st April 2014.

National Guidance & Deliverable Housing Land

6.2 The NPPF requires Local Authorities to demonstrate five years housing supply of deliverable sites with an additional 5% buffer, (or 20% where there has been a record of persistent under delivery of housing) moved forward from later in the plan period to provide choice and competition in the market for land (NPPF Paragraph 47).

6.3 The NPPF states that for sites to be considered deliverable they should:

- be available now; offer a suitable location for housing development now; be achievable with a realistic prospect that housing will be delivered on site within a five years; and in particular that development of the site is viable.

6.4 Further to this, the footnote to paragraph 47 of the NPPF states that sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within a five year period. This requirement has been taken into account within this assessment and any site with planning permission has been considered deliverable unless evidence has been put forward that development will not take place within 5 years. *The PPG (Paragraph 031 ID: 2-031-20140306) provides further clarification on sites which can be considered to be deliverable and states that the existence of planning permission or allocation is not a prerequisite for a site to be considered deliverable in terms of the five-year supply.* Only sites which are considered to be deliverable within 5 years are compliant with current planning policy have been included within the five year housing land supply calculation.

6.5 *The Planning Practice Guidance (Paragraph 035 ID: 3-035-20140306) states that local authorities should aim to deal with any under-supply in housing delivery within the first five years of the plan period where possible. The PPG provides some flexibility and further states that where this is not possible local planning authorities will need to work with neighbouring authorities under the Duty to Cooperate.* At the Local Plan Strategy hearing sessions the District Council presented evidence that dealing with the under supply in the first five years (the 'Sedgefield' approach) was not an appropriate approach for Lichfield District^(iv). As the Inspectors findings on these matters have yet to be published the following calculations will provide a five year supply calculation using both the 'Sedgefield' and 'Liverpool' approach to calculating the five year supply. As stated at Paragraph 1.4 an addendum to this edition of the SHLAA is likely to be published to take into account the Inspectors findings once these have been received.

iv Detail of the case put forward is within Lichfield District Council's [Matter 3: Assumed Delivery Rates Hearing Statement](#)

6.6 The assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. Sites have also been considered available, where the landowner / agent has indicated and/or if sites:

- are under construction;
- have outline, detailed or reserved matters permission, resolution to grant planning permission subject to s106;
- are an allocated site in the Lichfield District Local Plan; or
- are owned by a developer or have known developer interest, or are advertised for sale.

6.7 For those sites with planning permission or allocated in the adopted Local Plan this assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites, either with existing planning permission or allocated in the adopted Local Plan, are considered to be suitable sites. For sites identified in the SHLAA that are currently outside the planning process, a number of factors have been taken into consideration to assess sites' suitability:

- physical problems or limitations;
- potential impacts;
- the environmental conditions; and
- the ability to contribute towards sustainable mixed communities.

6.8 For sites to be considered achievable there should be a reasonable prospect that housing will be delivered on the site in 5 years. Sites are considered achievable if:

- they are under construction; or
- there are no known ownership constraints; and
- there are no known physical or environmental constraints; and
- there are no conditions or agreements precluding or limiting development within the 5 year period.

6.9 Committed Sites with Planning Permission: the assessment of sites with planning permission and remaining suitable allocations on the basis of these criteria. The assessment has been on the basis of housing land supply information available as at 31st March 2014. The assessment considers the 5 year period from April 2014 - March 2019.

6.10 Deliverable sites without Planning Permission: sites without the benefit of planning permission (predominantly Previously Developed Land and Urban Capacity) at 31st March 2013, which have been identified through the Strategic Housing Land Availability Assessment to date as being deliverable AND are supported in principle by existing local planning policies.

6.11 The assessment has been based on information available from the District Council's planning and building control records combined with site visits to check progress on site and the SHLAA and survey responses. The assumed yield and annual completion rates on large sites, follows the methodology set out in the SHLAA.

6.12 The housing trajectory for the District shows housing completions by year to date, and the projected completion rate for the financial years 2014 to 2019.

The Existing Development Plan Position

6.13 The adopted development plan is currently made up of the saved policies contained within the Lichfield District Local Plan (adopted June 1998) and the National Planning Policy Framework (NPPF). The Local Plan Strategy has been submitted and is currently subject to Examination in Public. As such the NPPF states that some weight can be applied to the policies within the emerging local plan. Indeed the District Council has received the Inspector's initial findings that conclude the proposed Strategic Development Allocations are 'viable and sustainable'. Further to this all SDA's within the submitted plan are subject of submitted planning applications with a number having being granted planning permission or have the benefit of a resolution to grant permission.

Working Towards the Local Target

6.14 Through the Examination in Public (EiP) the District's overall housing target was debated at length. Within the Initial Findings report published by the Inspector in September 2013, it was outlined that the annual target of 435 homes (with 1,000 homes to meet the needs of Tamworth Borough and Cannock Chase District Councils) was unsound and that this could be remedied through the allocation of an further 900 homes and the addition of an extra year to the plan period. This equates to an annual requirement of 478 (inclusive of 500 homes to meet the needs of Tamworth Borough Council and 500 to meet the needs of Cannock Chase District Council) This is the annual housing target that will be used for the purposes of the five year calculation.

Five Year Supply Buffer

6.15 The NPPF requires that Local Authorities include a 5% buffer (moved forward from later on in the plan period) on their five year housing land supply to ensure that there is competition and choice in the housing land market. The NPPF also states that where there has been a persistent under delivery of housing the authority should increase this buffer to 20%. Table 7.1 illustrates the housing delivery of Lichfield District since 2001. Whilst there has been under delivery in the last few years, this can be partly attributed to the recession and the effects this has had on the house building market. However the table below shows that in a stable, buoyant market Lichfield District has delivered over and above the housing targets that were present at the time.

Year	T o t a l Completions	C u m u l a t i v e Completions	RSS Phase 1 & Local Plan Strategy target from 2008		RSS Phase 1 & 2 & Local Plan Strategy target from 2008		
			C u m u l a t i v e Requirement	Requirement source	C u m u l a t i v e Requirement	Requirement source	
2001-2002	534	534	260	RRS Phase 1	260	RSS Phase 1	
2002-2003	521	1,055	520		520		
2003-2004	609	1,664	780		780		
2004-2005	638	2,302	1,040		1,040		
2005-2006	647	2,949	1,300		1,300		RSS Phase 2
2006-2007	293	3,242	1,560		1,700		
2007-2008	581	3,823	1,820		2,100		
2008-2009	273	4,096	2,298	Local Plan Strategy	2,578	Local Plan Strategy	
2009-2010	102	4,198	2,776		3,056		
2010-2011	316	4,514	3,254		3,534		
2011-2012	201	4,715	3,732		4,012		
2012-2013	239	4,954	4,210		4,490		
2013-2014	324	5,278	4,688		4,968		
Total		5,278		4,688		4,968	

Table 6.1 Housing Completions since 2000

6.16 Table 7.1 shows that the number of total completions increased between 2001 and 2008 (with the exception of 2006-2007) and achieved significantly higher levels of building than had been previously experienced. This was caused by a large number of completions for allocated sites from the 1998 Lichfield District Local Plan and the strong economic climate. This highlights the importance of strategic allocations in ensuring delivery of houses within the District. Completions peaked between 2003 and 2006 where over 600 homes were completed each year. Completions are dependent on two major factors; availability of land and market demand. The above information highlights that completions rose considerably whilst large housing sites (on allocated sites) came forward during a buoyant market.

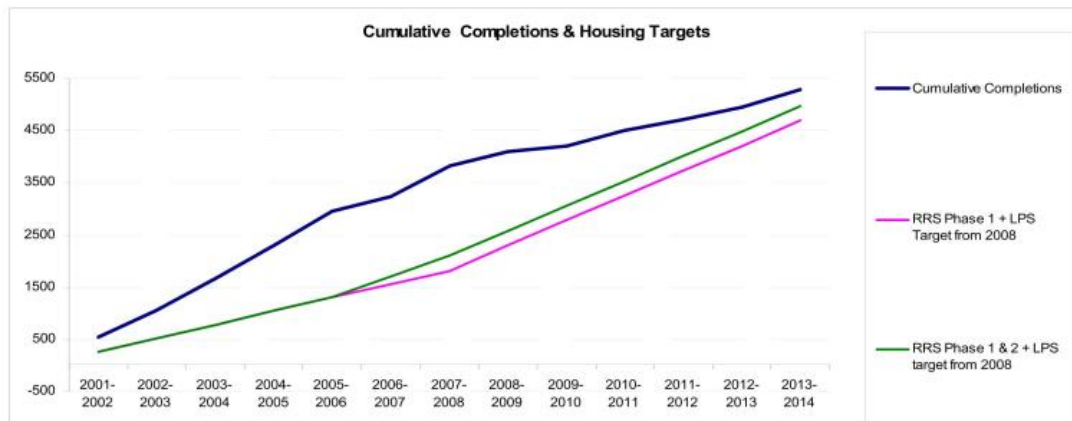


Figure 6.1 Housing Completions & Targets

6.17 Figure 7.1 demonstrates that Lichfield has historically delivered above the housing targets that were relevant at the time. The scenarios plotted on the graph also show that even when the targets within the Inspectors 'Interim Findings' for the Local Plan Strategy are considered the cumulative total of dwellings delivered since 2001 is in excess of the relevant identified housing targets. Figure 7.1 and Table 7.1 illustrate that since 2001 Lichfield District has delivered more dwellings than the cumulative total required by targets that were present at the time. This evidence illustrates that Lichfield District does not have a record of persistent under delivery and as such provides the reasoning for why the District Council consider a 5% buffer should be applied.

6.18 For the purposes of this assessment the District Council will present the calculations with both a 5% and 20% buffer on the original housing target (prior to any under supply). This is consistent with paragraph 47 of the NPPF which states that the buffer is to be moved forward from later in the planning period. This equates to a buffer of 120 dwellings based on an annual requirement of 478 dwellings for a 5% buffer and 478 dwellings for a 20% buffer.

Windfall Allowance

6.19 The NPPF and PPG make provision for Local Authorities to include a windfall allowance within their five year housing supply where there is 'compelling evidence that such sites have consistently become available' (Paragraph 48). Lichfield District has historically consistently

delivered windfall sites. As such it is felt appropriate to include a windfall allowance of 40 dwellings per annum within the housing trajectory. Detail of the windfall allowance is included at Stage 10 of the methodology of this assessment in the 'Undertaking the Assessment' chapter.

Non-Implementation Rates

6.20 Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring as demonstrated in table 7.2. The figures for 2010-2011 show a significantly higher number of dwellings having planning permission expired and this is caused by several large planning permissions expiring which were granted during 2008/2009 at the height of the housing boom prior to the current economic down turn. A record of the lapsed planning permissions can be found at Appendix E.

Year	Number of Dwellings Expired within Financial Year	Total Commitments extant	% Commitments lapsed
2001-2002	12	1,111	1.08%
2002-2003	18	1,002	1.80%
2003-2004	7	1,704	0.41%
2004-2005	11	2,588	0.42%
2005-2006	15	2,251	0.66%
2006-2007	5	2,235	0.22%
2007-2008	14	1,908	0.73%
2008-2009	24	1,885	1.27%
2009-2010	42	1,839	2.28%
2010-2011	218 (23 without large expired schemes)	1,476	14.77%
2011-2012	42	1,191	3.52%
2012-2013	29	1,794	1.62%
2013-2014	13	2,506	0.5%
Total	437 (242 without large expired schemes)	23,490	2.08% (1.2% without large expired schemes)

Table 6.2 Record of Lapsed Permissions

6.21 The total number of dwellings delivered over this period was 5,278, which demonstrates that approximately 8% of dwellings are not implemented. However, this figure is skewed considerably by the very high figures for 2010-2011. When the large sites are removed from

this calculation it provides a more realistic non-implementation rate of 4.5%. In previous years 5% has been used as the non-implementation rate and it is considered that evidence suggests this remains a realistic rate to apply.

6.22 As the information above has demonstrated Lichfield District has consistently delivered high levels of housing growth (comparable to targets at the time) whilst there have been strategic allocations available. The 1998 Lichfield District Local Plan made provision for some 2150 dwellings on allocated sites throughout the District (through policy H.1). Of these allocations only one site has not come forward, this being the buffer depot site within Lichfield. This is partly due to the purchase of the site to be used as a rail depot whilst works to upgrade the West Coast Mainline were carried out. This indicates that Lichfield District has previously been able to meet housing targets through a combination of allocated and windfall sites.

The Five year Supply of Deliverable Housing

Calculating the Requirement

Annual Target = 478 dwellings per annum

Five Year Requirement (478x5) = 2,390

- 2008-2014 Requirement = 478 x 6 = 2,868
- Net Completions 2008-2014 = 1,455

Shortfall = 2,868 – 1,455 = 1,413

'Sedgefield' Approach

Five Year Requirement = 2,390 + 1,413 = 3,803

Annual requirement for five year supply = 3,803/5 = 761

'Liverpool' Approach

Shortfall divided by remaining years of plan period (15 Years remain) = 1,413/15 = 94

Annual requirement for five year supply = 478+94 = 572

Five Year Requirement = 572x5 = 2,860

6.23 The assessment demonstrates that there is not a five year supply (plus 5%) of housing land in the District at 31st March 2014 compared to the local target set through the Local Plan Strategy if the 'Sedgefield' approach to calculating supply is used. However there is a 5.9 year supply (plus 5%) if the 'Liverpool' approach is used. The calculations for these positions are set out below. All the data for sites contained within the Five Year Supply can be found at Appendix C 'Schedule of Sites Forming 5 Year Supply'.

6.24 This calculation uses the figures for sites under construction and with planning permission for residential schemes (at 31st March 2013) and sites considered deliverable within the SHLAA which are not currently within the planning process. Therefore, not all deliverable sites have been included in this calculation. Sites which are not in conformity with current planning policy (contained within the NPPF and the saved policies of the 1998 Lichfield District Local Plan) have been removed from the five-year supply, despite many being considered 'deliverable' by the SHLAA which doesn't discount sites on policy considerations.

6.25 The calculation includes the Strategic Development Allocations (SDAs) proposed through the Local Plan Strategy which have yet to gain planning permission. The assumed delivery of these sites is consistent with the projected deliveries contained within the [Local Plan Strategy \(EiP Changes\)](#). The assumed delivery rates within the [Local Plan Strategy \(EiP Changes\)](#) were supported by developers of the sites during the Local Plan hearing sessions in October 2014. Table 7.3 (Row B) only includes those SDA's which the Inspector has issued findings on within his Initial Findings and does not include those sites proposed through the Main Modifications as the Inspector has yet to issue findings relating to these sites.

6.26 The District's position at the 31st March 2013 is as follows:

	Dwellings	
A	Sites with planning permission (total yield deliverable within 5 year period)	1,957
A1	SDA Deliverable Capacity (assumed delivery within 5 year period)	875
B	Sites not currently within the planning process but identified as deliverable within the SHLAA that are in line with current policy (total yield deliverable within 5 year period)	678
C	Windfall Allowance (@40 dwellings per year)	200
D	Deliverable Capacity at 01/04/2013 (A+A1+B+C)	3,710
E	Non-implmentation rate (5%) - 5% of D	186
F	Net Deliverable Capacity in five year period (D-E)	3,524

Table 6.3 Supply of sites to be included in 5 year calculation

'Sedgefield Approach'

H	Annual Requirement	761
I	Requirement for five year supply (Hx5)	3,805
J	Requirement for five year supply with 5% buffer (5% of five year requirement before shortfall = 120)	3,925
K	Requirement for five year supply with 20% buffer (20% of five year requirement before shortfall = 478)	4,283
L	Annual Requirement for five year supply with 5% buffer (J/5)	785

M	Annual Requirement for five year supply with 20% buffer (K/5)	857
5% Buffer	Number of Years Supply with 5% Buffer (F/L)	4.5
	Shortfall (J-F)	401
20% Buffer	Number of Years Supply with 20% Buffer (F/M)	4.1
	Shortfall (K-F)	759

Table 6.4 5 Year Calculation 'Sedgefield Approach'

'Liverpool Approach'

H2	Annual Requirement	572
I2	Requirement for five year supply (H2x5)	2,860
J2	Requirement for five year supply with 5% buffer (5% of five year requirement before shortfall = 120)	2,980
K2	Requirement for five year supply with 20% buffer (20% of five year requirement before shortfall = 478)	3,338
L2	Annual Requirement for five year supply with 5% buffer (J2/5)	596
M2	Annual Requirement for five year supply with 20% buffer (K2/5)	668
5% Buffer	Number of Years Supply with 5% Buffer (F/L2)	5.9
	Surplus (F-J2)	544
20% Buffer	Number of Years Supply with 20% Buffer (F/M2)	5.3
	Shortfall (F-K2)	186

Table 6.5 5 Year Calculation 'Liverpool Approach'

6.27 Table 5.5 shows that at 31st March 2014 a 4.1 to 5.9 year housing supply can be demonstrated within District dependant on the approach used to calculate the five year supply and flexibility buffer.

Housing Trajectory - Five Year Supply

6.28 The table below sets out the five year housing supply trajectory, showing the anticipated delivery of dwellings over the five year period. A detailed summary of the sites which make up this trajectory and the five year calculation can be found at Appendix C.

Year	Five Year Supply										
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Past Completions	277	107	329	208	252	329	-	-	-	-	-
Projected Completions (Gross)											
Projected Completions (With Planning Permission)	-	-	-	-	-	-	275	264	455	513	450
SDA Deliverable Capacity (assumed delivery within 5 year period)	-	-	-	-	-	-	0	125	250	275	225
Projected Completions (Deliverable SHLAA Sites)	-	-	-	-	-	-	0	0	102	358	218
Average Windfall Rate	-	-	-	-	-	-	40	40	40	40	40
Annual Total (Gross)	-	-	-	-	-	-	315	429	847	1,186	933
Non-implementation rate (5%) taken off gross total	-	-	-	-	-	-	16	21	42	59	47
Demolitions & Conversions Away	4	5	13	7	13	5	8	8	8	8	8

Year	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	Five Year Supply				
							2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Annual Total (Net)	273	102	316	201	239	324	291	400	797	1119	878
Cumulative/Projected Completions	273	375	691	892	1131	1455	1746	2146	2943	4062	4940

Table 6.6 Housing Trajectory to 2019

6.29 The following tables demonstrate a five year calculation including sites identified as deliverable within the SHLAA. This demonstrates that there is a large supply of deliverable sites within the District which are currently excluded from the five year supply as they are currently contrary to policy.

Dwellings	
Sites with planning permission	1,957
All Deliverable SHLAA Sites	5,780
Windfall Allowance (@40 dwellings per year)	200
Deliverable Capacity at 01/04/2012 (Including all deliverable SHLAA Sites)	7,937

Table 6.7 All Deliverable sites at 31/03/2014

	Housing Target 2014-2019 (with 5% Buffer)	3,669 (3,789)
L a n d Supply	Net Supply of Deliverable Sites	7,937
	Non-implementation Rate (5%)	-397 (7,937-397 = 7,540)
Sedgefield	Annual Requirement for 2014-2019 (Sedgefield with 5%)	785
	Annual Requirement for 2014-2019 (Sedgefield with 20%)	857
	Number of Years Supply Calculation (Sedgefield with 5%)	$7,540/785 = 9.6$
	Number of Years Supply Calculation (Sedgefield with 20%)	$7,540/857 = 8.8$
Liverpool	Annual Requirement for 2014-2019 (Liverpool with 5%)	596
	Annual Requirement for 2014-2019 (Liverpool with 20%)	668
	Number of Years Supply Calculation (Liverpool with 5%)	$7,540/596 = 12.7$
	Number of Years Supply Calculation (Liverpool with 20%)	$7,540/668 = 11.3$

Table 6.8 5 Year Calculation (Including all deliverable SHLAA sites)

6.30 Table 7.8 demonstrates that without policy restrictions there could currently be between an 8.8 and 12.7 year housing supply within the District. This figure goes some way to demonstrating that there are significant options for housing within the District and flexibility in delivering housing numbers.

7 Monitor & Review

7.1 The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against targets contained within the Local Plan. This is the sixth edition of the SHLAA, which is a live document. Additional sites (or any changes), will be added to the SHLAA database upon submission to Lichfield District Council and will be contained within subsequent publications of the document. Information contained within the SHLAA will be based on the most recently completed financial year.

7.2 The SHLAA and 5 year housing land supply will be subject to a process of annual review as part of the monitoring process and will be published annually along with an Annual Monitoring Report.

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 Strategy teams;
- Staffordshire County Council: a representative from the County Highways Development Control team;
- Tamworth Borough Council: representatives from Planning Policy who are also undertaking a SHLAA assessment within Tamworth Borough;
- Cannock Chase District Council: representatives from Planning Policy;
- East Staffordshire Borough Council: representatives from Planning Policy;
- An Environment Agency representative;
- Representatives from planning consultants active in the area: CT Planning, Pegasus Group; Teal Planning, First City and Nick Sedgwick (independent planning consultant)
- Myles Tydeman estate agent
- Representatives from the housebuilding industry: Lioncourt Homes, Miller Homes and Walton Homes.
- Representative from the Development Team at Bromford Housing Group.

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.

Please note that the SHLAA panel are not asked to endorse the methodology used within the five year supply section of the SHLAA. As such it should not be assumed that Panel members concur with the five year element of this document.

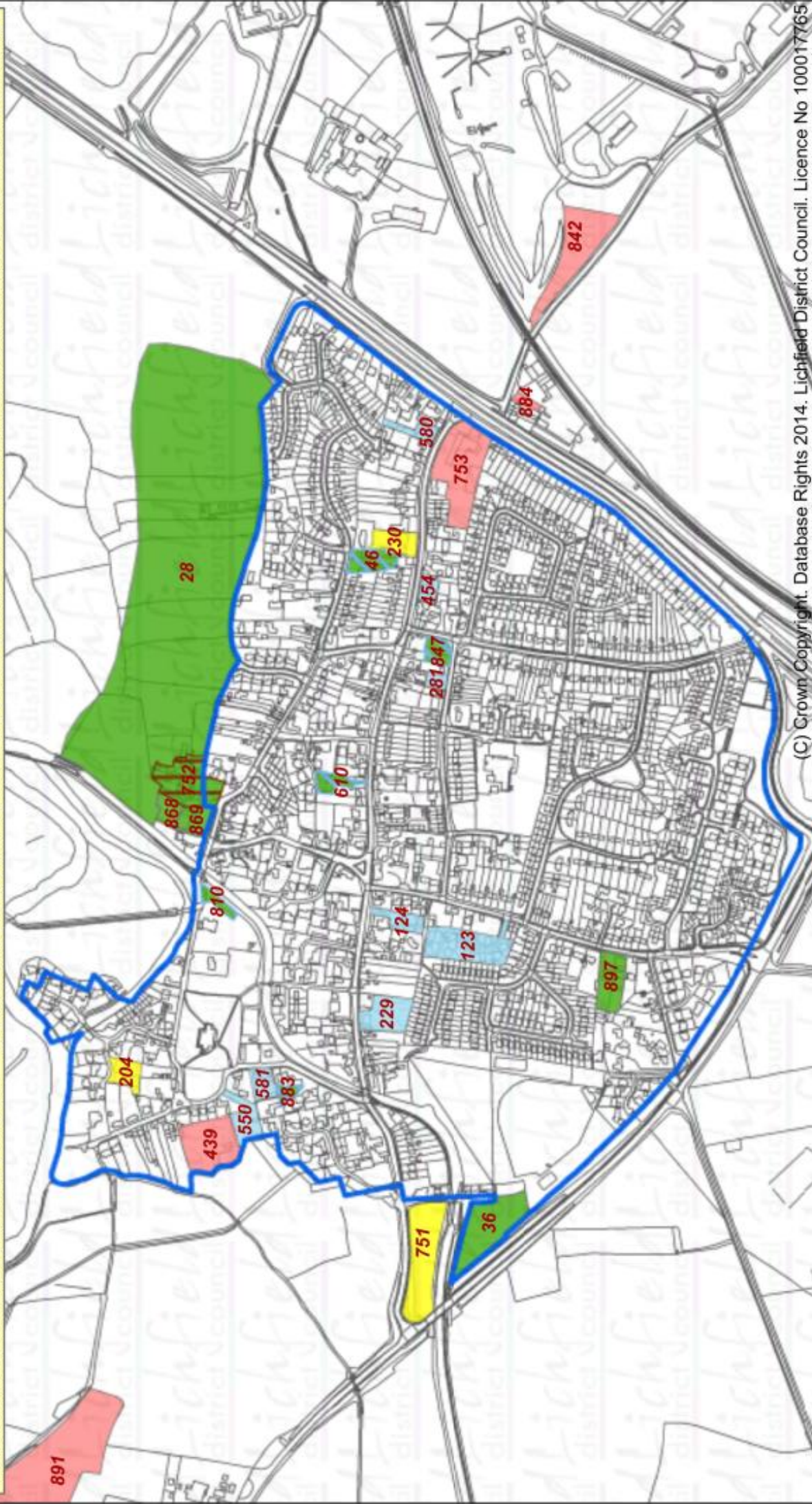
The SHLAA panel have now met four times since December 2008, and at the most recent meeting discussed consultation responses following the earlier publication in May 2009. The panel are also consulted on each revisions of the SHLAA (in 2010, 2011 2012 and 2013) prior to its final publication to agree the methodology and findings of the assessment. The panel have played a vital role in formulating the SHLAA methodology and ensuring a consistent approach is taken. The panel have specifically advised on areas such as affordable housing, housing density, physical and other constraints, sustainability approaches and viability. The panel have also been consulted on any new sites that have been submitted since May 2009, and the new format of the SHLAA document.

Schedule of all Sites

Appendix B Schedule of all Sites

B.1 Alrewas

No decision has been taken to 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.



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Alrewas

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Alrewas

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
229	Main Street, 156	Complete	06/00372/FUL	1	Complete
281	Furlong Lane, 50	Complete	03/00967/FUL	1	Complete
581	Mill End Lane, 16	Complete	09/00118/FUL	1	Complete
580	Main Street, 5-7	Complete	08/00297/FUL	3	Complete
123	Fox Lane	Complete	04/00778/FUL	10	Complete
124	Main Street, 126a	Complete	04/00779/FUL	2	Complete
550	Mill End Lane, 18	Complete	09/00591/FUL	1	Deliverable
454	Main Street, 60-64	Complete	07/01029/FUL	1	Deliverable
610	Main Street, Tudor Chocolates Workshop	Planning Permission Full	12/00293/FUL	4	Deliverable
752	Essington House Farm (Part) Conversions	Under Construction	11/00793/FUL	4	Deliverable
810	Church Road, Cranfield House outbuilding	Planning Permission Full	12/00821/FUL	1	Deliverable
847	Main Street, land rear 70	Planning Permission Full	12/01230/FUL	2	Deliverable
883	Mill End Lane, 10	Planning Permission Full	13/00837/FUL	1	Deliverable
46	Park Road, Mastrom Printers	Planning Permission Full	11/01025/FUL	4	Deliverable

Table B.1

ID: 28		Settlement: Alrewas		Location: Essington House Farm		Ward: Alrewas		
Site Area (ha): 10.38	Source: Submission	Proposal: Mixed Use	Size of Proposed Residential (ha): 6.7	Density Rate (dph): 30				
Yield Note: Yield of 140 from Planning Application (ref: 13/01175/FULM)								
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes			
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required. Following further work on floodzone, may affect yield.			Availability Notes: No known constraints to area outside Floodzone		Achievability Notes: No Known constraints			
			When is site likely to come forward?: 0-5 years					
			0-5 years	6-10 years	11-15 yeras			
75	65	0						

ID: 28	Settlement: Alrewas	Location: Essington House Farm	Ward: Alrewas
Within Conservation Area. The loss of Grade 2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation. Site is partly within the Cannock Chase zone of influence therefore mitigation may be required. Road noise from A38 may be experienced and would have to be mitigated through layout.		Proposed Yield: 140	Current Deliverability: Deliverable

Table B.2

ID: 36	Settlement: Alrewas	Location: East of A513, South Canal, West Canal Cottages	Ward: Alrewas	
Site Area (ha): 0.68	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.68	Density Rate (dph): 30
Yield Note: A density rate of 30@80% has been used to reflect surrounding character and grain of adjacent settlement				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No Known constraints
		When is site likely to come forward?: 0-5 years		
		Proposed Yield: 16	Current Deliverability: Deliverable	

Table B.3

ID: 868	Settlement: Alrewas	Location: Park Road 4, land rear of	Ward: Alrewas	
Site Area (ha): 0.14	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.14	Density Rate (dph): -
Yield Note: Yield proposed by submission. Proposed yield of 1 to replace dwelling demolished in 1950s.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities..		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No Known constraints
		When is site likely to come forward?: 0-5 years		
Within Conservation Area. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 1	Current Deliverability: Deliverable	

Table B.4

ID: 869		Settlement: Alrewas		Location: Park Road 4		Ward: Alrewas	
Site Area (ha): 0.14	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.14	Density Rate (dph): -			
Yield Note: Yield proposed by submission. Proposed yield of 2 which would indicate demolition of existing property. Net yield proposed would be 1.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.. Within Conservation Area. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No Known constraints	
				When is site likely to come forward?: 0-5 years			
				Proposed Yield: 1		Current Deliverability: Deliverable	

Table B.5

ID: 897		Settlement: Alrewas		Location: Fox Lane 41 & 42		Ward: Alrewas	
Site Area (ha): 0.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): -			
Yield Note: Yield proposed by submission. Proposed yield of 6 which would include demolition of 2 existing properties as such net yield of 4.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No Known constraints	
				When is site likely to come forward?: 0-5 years			
				Proposed Yield: 4		Current Deliverability: Deliverable	

Table B.6

ID: 204		Settlement: Alrewas		Location: Cotton Close, land off		Ward: Alrewas	
Site Area (ha): 0.83	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph):			
Yield Note: Yield based on previous planning permission which has now expired							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously has been granted.				Availability Notes: Planning permission has now lapsed.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			

ID: 204	Settlement: Alrewas	Location: Cotton Close, land off	Ward: Alrewas
Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 2	Current Deliverability Developable

Table B.7

ID: 230	Settlement: Alrewas	Location: Main Street, 27, Alrewas	Ward: Alrewas	
Site Area (ha): 0.19	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.19	Density Rate (dph):
Yield Note: Yield based on previous planning permission which has now expired				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously been granted.		Availability Notes: Planning permission has now lapsed.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Developable

Table B.8

ID: 751	Settlement: Alrewas	Location: Bagnall Lock, land north of	Ward: Alrewas	
Site Area (ha): 0.83	Source: Rural Planning Project	Proposal: Residential	Size of Proposed Residential (ha): 0.63	Density Rate (dph): 30
Yield Note: Yield of 15 dwellings was identified through the Rural Planning Project				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Within Conservation Area (Part). The loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Unsure if site is available. Site was identified by local community through community engagement.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 15		Current Deliverability: Developable

Table B.9

ID: 753	Settlement: Alrewas	Location: Main Street, Storage Site	Ward: Alrewas	
Site Area (ha): 0.83	Source: Submission/Rural Planning Project	Proposal: Residential	Size of Proposed Residential (ha): 0.72	Density Rate (dph): 30
Yield Note: Yield of 15 dwellings was identified through the Rural Planning Project				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? No
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity		Availability Notes: Unsure if site is available. Site was		Achievability Notes: No known constraints.

ID: 753	Settlement: Alrewas	Location: Main Street, Storage Site	Ward: Alrewas
<p>to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Within Conservation Area (Part). A BAS is within 1km and the impact may need further investigation.</p>		identified by local community through community engagement.	
		When is site likely to come forward?: - 6-10 years	
		Proposed Yield: 20	Current Deliverability: Developable

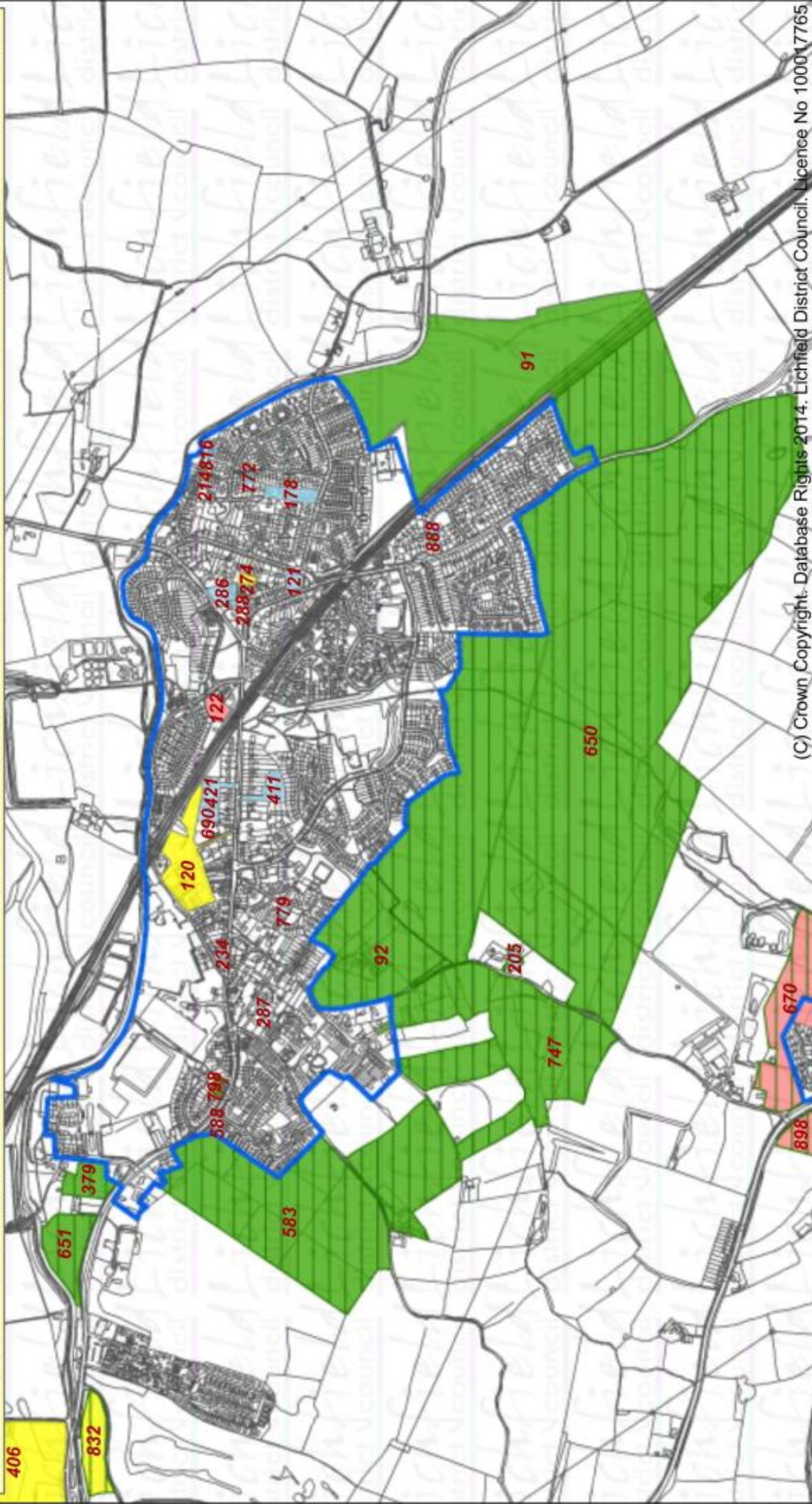
Table B.10

ID: 439	Settlement: Alrewas	Location: Mill End Lane, 18	Ward: Alrewas
Site Area (ha): 0.83	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08
Yield Note: Yield based on area outside floodzone, 30 dph used to reflect nature and character of settlement.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Floodzone 2 (part) 3a (part). FRA may be required. Access may be difficult to achieve given planning permission at adjacent site.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown if site is achievable due to floodzone and access.
		When is site likely to come forward?: -	
		Proposed Yield: 1	Current Deliverability: Not Developable

Table B.11

B.2 Armitage with 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.



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Armitage with Handsacre

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



Armitage with Handsacre

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
588	Rugeley Road, 61 (2)	Complete	08/01215/FUL	6	Complete
234	New Road, land adj 3	Complete	06/01046/FUL	1	Complete
288	St Lukes Church Hall, Handsacre	Complete	06/00694/COU	1	Complete
287	Rectory Lane, Land Rear 1-5	Complete	06/00766/REM	2	Complete
286	The Olde Peculiar PH	Complete	06/00328/FUL	7	Complete
121	Handsacre Service Station	Complete	08/01051/FULM	14	Complete
178	Tuppenhurst Lane, The Poplars	Complete	07/00028/OUTM & 08/000356/REMM	15	Complete
690	New Road, 71B	Complete	10/00857/FUL	1	Complete
411	New Road, land rear of 62	Complete	08/00894/FUL	8	Complete
421	Land Rear 87 New Road	Complete	11/00487/FUL	14	Deliverable
772	Harvey Road 35-37 (Garage Court)	Planning Permission Full	11/00853//FUL	2	Deliverable
779	Milmoor Avenue, land adj 26	Complete	12/00116/FUL	1	Deliverable
798	Rugeley Road, 34A	Under Construction	12/00209/FUL	3	Deliverable
816	Leaside Avenue, land adj 9	Planning Permission Full	12/00703/FUL	1	Deliverable
888	Rugeley Road, Clarke Hayes Barn	Planning Permission Full	13/01225/COU	1	Deliverable

Table B.12

ID: 91	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of		Ward: Armitage with Handsacre
Site Area (ha): 22.86	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.82	Density Rate (dph): 30
Yield Note: 30dph @60% applied to area south of railway only				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unlikely to be achieve a

ID: 91	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of	Ward: Armitage with Handsacre
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>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.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>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.</p>	
<p>When is site likely to come forward?: 0 - 10 years</p>			
0-5 years		5-10 years	11-15 years
75		48	-
<p>Proposed Yield: 123</p>			<p>Current Deliverability: Deliverable</p>

Table B.13

ID: 92	Settlement: Armitage with Handsacre	Location: Brick Kiln Farm, land at	Ward: Armitage with Handsacre
<p>Site Area (ha): 5.98</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 5.98</p> <p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph @60% to reflect existing character and grain of settlement</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	
<p>Currently Achievable? Yes</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>Achievability Notes: Impact of landfill and Coal Subsidence area may need investigation.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>			
0-5 years		6-10 years	11-15 years
75		33	-
<p>Proposed Yield: 108</p>			<p>Current Deliverability: Deliverable</p>

Table B.14

ID: 379	Settlement: Armitage with Handsacre	Location: Church Farm	Ward: Armitage with Handsacre
<p>Site Area (ha): 0.82</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.82</p> <p>Density Rate (dph): 30</p>

ID: 379		Settlement: Armitage with Handsacre	Location: Church Farm	Ward: Armitage with Handsacre
Yield Note: 30dph @60% to reflect existing character and grain of settlement				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Within Conservation Area. The loss of Grade 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 may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area may need investigation.</p>
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 20		Current Deliverability: Deliverable

Table B.15

ID: 583		Settlement: Armitage with Handsacre	Location: Rugeley Road, land to the south of	Ward: Armitage with Handsacre
Site Area (ha): 0.41	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.31	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area may need investigation.</p>
When is site likely to come forward?: 0 - 10 years				
		0-5 years	6-10 years	11-15 years
		150	127	-
		Proposed Yield: 227		Current Deliverability: Deliverable

Table B.16

ID: 650		Settlement: Armitage with Handsacre	Location: land south of Armitage		Ward: Armitage with Handsacre
Site Area (ha): 71.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account.					
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area and flood risk area may need further investigation.</p>	
When is site likely to come forward?: 0 - 15 years					
0-5 years		6-10 years		11-15 years	
225		750		313	
Proposed Yield: 1288				Current Deliverability: Deliverable	

Table B.17

ID: 651		Settlement: Armitage with Handsacre	Location: land north of Rugeley Road, Armitage		Ward: Armitage with Handsacre
Site Area (ha): 1.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement					
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area may need investigation.</p>	
When is site likely to come forward?: 0 - 5 years					
Proposed Yield: 37				Current Deliverability: Deliverable	

Table B.18

ID: 747		Settlement: Armitage with Handsacre	Location: land south of Armitage with Handsacre		Ward: Armitage with Handsacre
Site Area (ha): 16.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account.					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area and flood risk area may need further investigation.</p>
			When is site likely to come forward?: 0 -10 years		
			0-5 years	6-10 years	11-15 years
			150	140	-
			Proposed Yield: 290		Current Deliverability: Deliverable

Table B.19

ID: 120		Settlement: Armitage with Handsacre	Location: Armitage Shanks		Ward: Armitage with Handsacre
Site Area (ha): 1.9	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph):
Yield Note: Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme					
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Employment. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Consolidation of site would not impact on business of Armitage Shanks but not expected to become available until after 5 years.</p>		<p>Achievability Notes: Site clearance not believed to be a constraint to redevelopment.</p>
			When is site likely to come forward?: 6 - 10 years		
			Proposed Yield: 40		Current Deliverability: Developable

Table B.20

ID: 214	Settlement: Armitage with Handsacre	Location: Glebe Road, 8, land adj		Ward: Armitage with Handsacre
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.01	Density Rate (dph):
Yield Note: Yield based on previous planning application which has now expired				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has now expired.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1	Current Deliverability: Developable	

Table B.21

ID: 274	Settlement: Armitage with Handsacre	Location: Uttoxeter Road, land rear 19 - 27		Ward: Armitage with Handsacre
Site Area (ha): 0.11	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph):
Yield Note: Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has now expired.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 4	Current Deliverability: Developable	

Table B.22

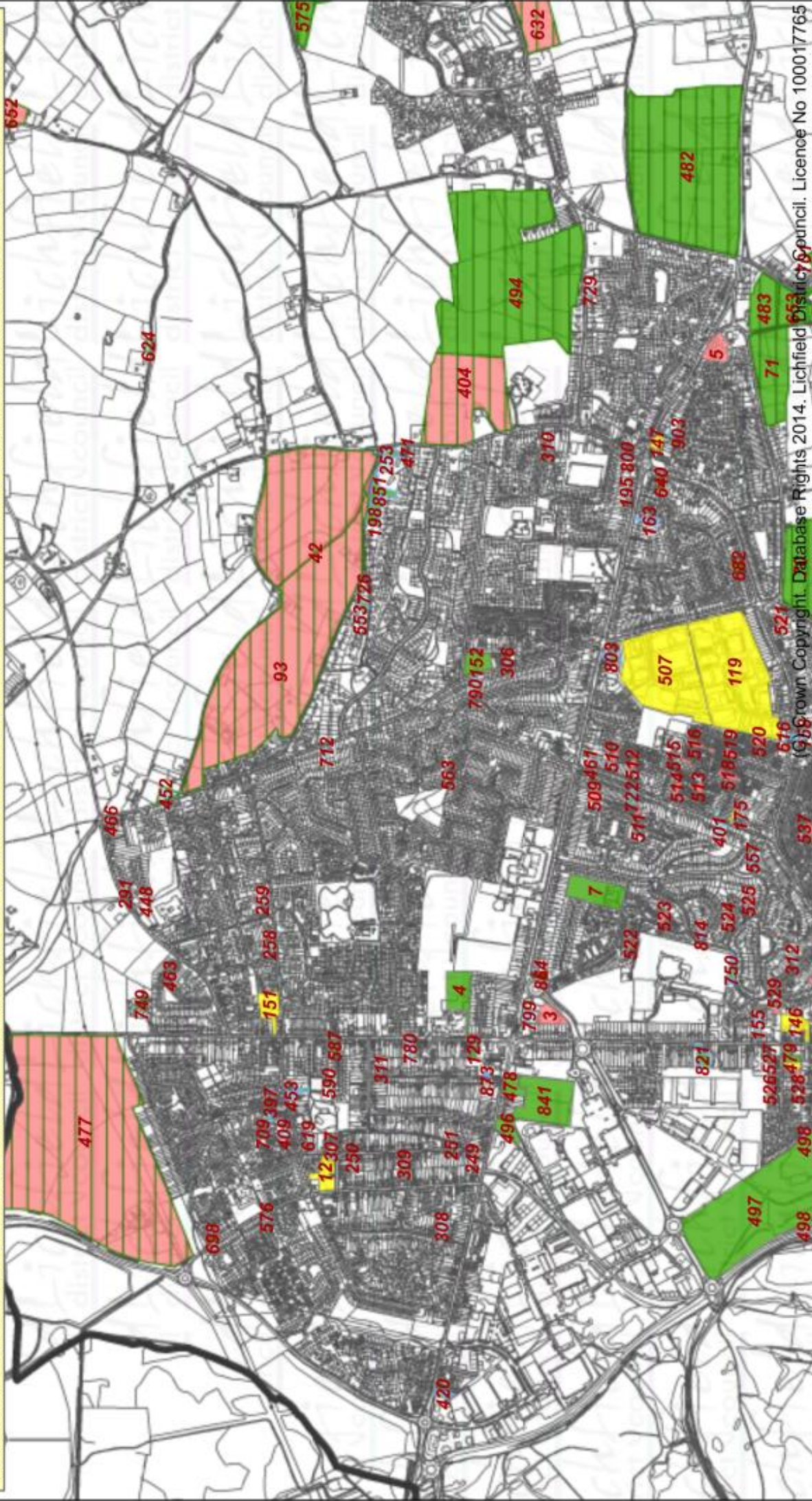
ID: 122	Settlement: Armitage with Handsacre	Location: Old Road		Ward: Armitage with Handsacre
Site Area (ha): 0.24	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.24	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement				
Currently Suitable? No		Currently Available? No		Currently Achievable? No
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Within floodzone 2 and 3a, unlikely to be acceptable for development. SFRA may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Coal Subsidence area may need investigation.
		When is site likely to come forward?: -		

ID: 122	Settlement: Armitage with Handsacre	Location: Old Road	Ward: Armitage with Handsacre
		Proposed Yield: 7	Current Deliverability: Not Developable

Table B.23

B.3 Burntwood

No decision has been taken to 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.



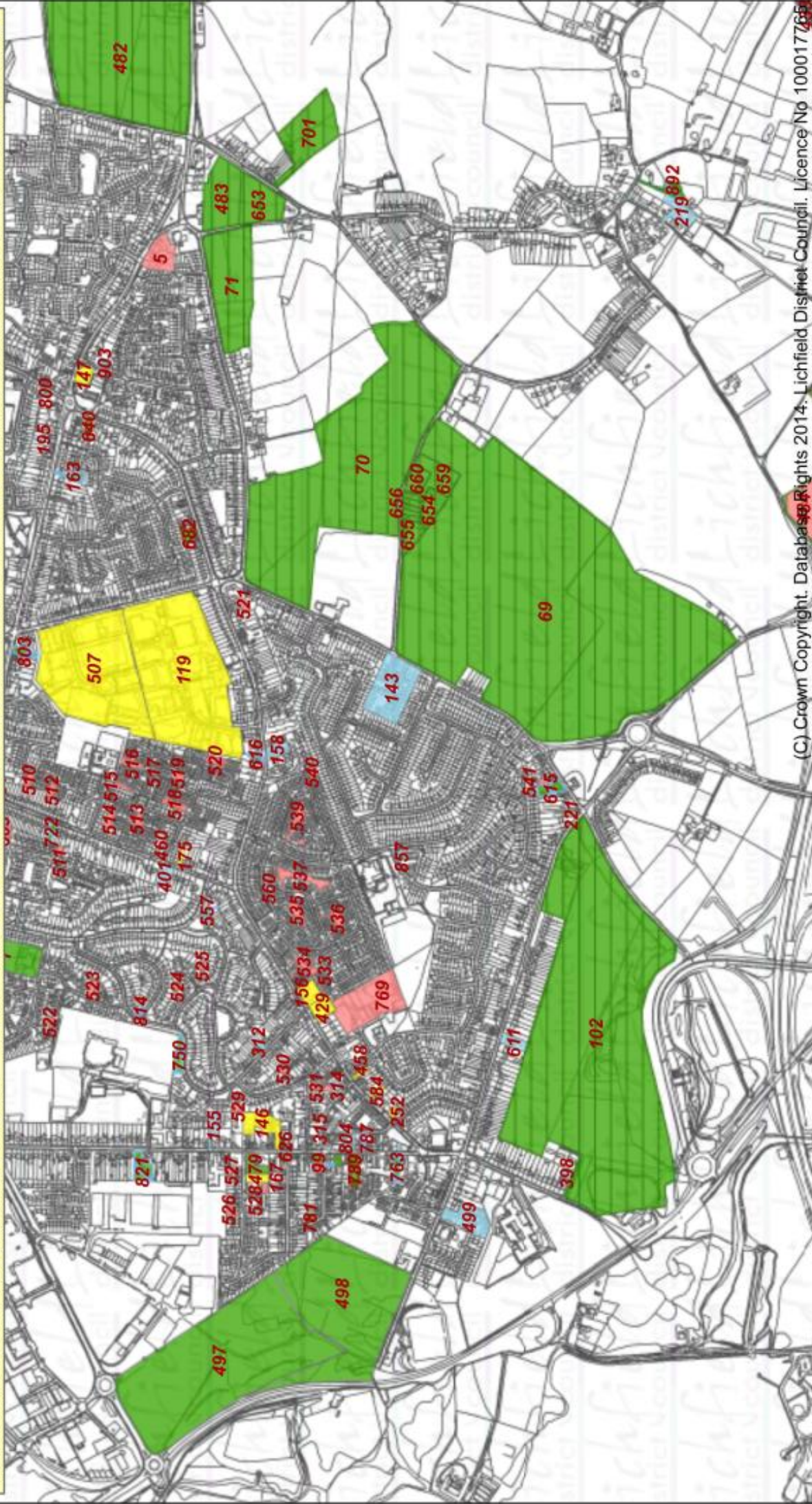
Burntwood (North)

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developtable
- Not Developtable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE

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



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NOT TO SCALE

Burntwood (South)

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site



Burntwood

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
249	Princess Street, land adj 9	Complete	07/00556/FUL	1	Complete
250	Princess Street, 113	Complete	05/00992/FUL	1	Complete
253	Rake Hill, land at	Complete	06/00917/FUL	1	Complete
307	Chase Terrace Post Office	Complete	05/00346/FUL	1	Complete
448	Squirrels Hollow, land adj 8	Complete	08/00008/FUL	1	Complete
452	Ogley Hay Road, Hawthorn	Complete	07/01003/FUL	1	Complete
461	Springhill Road, land adj 5	Complete	07/00177/FUL	1	Complete
466	Chorley Road, land rear of 186 - 188	Complete	07/00287/FUL	1	Complete
576	Ironstone Road, land off	Complete	08/00901/FUL	1	Complete
611	Highfields Road, 58	Complete	09/00701/FUL	1	Complete
619	High Street, 37	Complete	09/00996/FUL	1	Complete
398	Paviors Road, land rear 15-17	Complete	07/00186/FUL	2	Complete
453	High Street, 33	Complete	09/01017/FUL	2	Complete
155	High Street, 144	Complete	06/01056/FUL	6	Complete
143	Hammerwich Hospital	Complete	02/00654/OUTM & 08/00132/REMM	50	Complete
195	Cannock Road, 22	Complete	04/00070/COU	1	Complete
258	Spinney Lane, land adj 49	Complete	07/00285/FUL	1	Complete
291	Squirrel's Hollow, 3	Complete	02/00114/FUL	1	Complete
309	Princess Street, land to the rear of 61	Complete	04/01014/FUL	1	Complete
315	Mortuary, Edwards Road	Complete	02/00455/FUL	1	Complete
397	High Street, land rear of 50	Complete	07/01135/FUL	1	Complete
463	The Crescent, 40	Complete	08/00006/FUL	1	Complete
553	Sanderling Rise, land adj 2	Complete	09/00193/FUL	1	Complete
590	Spencer Drive, 7	Complete	08/00202/FUL	1	Complete
613	High Street, 8	Complete	09/00860/COU	1	Complete
259	Spinney Lane, 71	Complete	07/00712/FUL	2	Complete
306	Highfields, 3	Complete	05/00456/FUL	2	Complete
308	Thorpe Street, 4	Complete	00/01161/FUL	2	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
310	Rugeley Road, rear of 45-47	Complete	03/01118/FUL	2	Complete
311	Water Street, 62	Complete	03/00676/FUL	2	Complete
312	Baker Street, 14-16	Complete	06/01066/FUL	2	Complete
313	High Street, 52/52a	Complete	06/01070/FUL	2	Complete
314	Queen Street, land rear 83-87	Complete	06/01193/REM	2	Complete
158	Travellers Rest, Chase Road, 237	Complete	07/00845/REM	9	Complete
499	Church Street, 13-19	Complete	06/00849/FUL	17	Complete
729	Church Road, 58	Complete	11/00389/FUL	1	Complete
552	Princess Street, 78A	Complete	08/00565/FUL	2	Complete
724	Cottage Lane, 58	Complete	11/00056/ENFDE	1	Complete
790	Boney Hay Road, 75	Complete	12/00214/FUL	2	Complete
804	High Street, 56	Complete	12/00876/FUL	1	Complete
460	Springhill Road, land adj 103	Complete	07/00177/FUL	1	Deliverable
789	High Street, 39 Former Swam Inn	Under Construction	10/01563/FUL	7	Deliverable
617	Rugeley Road, 19, Chase Terrace	Complete	08/01187/COU	1	Complete
560	Summerfield Road, land adj 1	Complete	08/00815/FUL	2	Complete
712	Ogley Hay Road, 140	Complete	09/00781/FUL	2	Complete
401	Springhill Road, 90	Complete	07/00756/FUL	3	Complete
251	Princess Street, 4-6	Complete	05/00510/FUL	1	Complete
198	Rake Hill, land adj 15	Planning Permission Full	12/01084/FUL	3	Deliverable
471	Rugeley Road, 123	Planning Permission Full	11/01047/FUL	1	Deliverable
563	Ashmead Road, 41	Complete	08/00145/FUL	1	Complete
624	Padbury Lane, Hillside Farm	Complete	09/00932/COU	1	Deliverable
640	Chase Road, Former Dental Surgery	Under Construction	09/01290/COU & 11/00642/COU	3	Deliverable
682	The Centurion, 110 Chase Road	Under Construction	10/00467/FUL	3	Deliverable
726	Sanderling Rise, land adj 1	Planning Permission Full	11/00507/REM	1	Deliverable
409	High Street, 58B	Complete	08/00111/FUL	7	Complete
420	Cannock Road, land to west of 193	Planning Permission Full	12/00160/FUL	4	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
722	Springhill Road 38 & 40	Planning Permission Full	11/00523/FUL	2	Deliverable
744	Thorpe Street 2	Complete	11/00926/FUL	1	Deliverable
749	Coney Lodge Farm	Planning Permission Full	11/00980/COU	1	Deliverable
763	High Street, 7-9	Planning Permission Full s106	12/00063/FULM	11	Deliverable
780	Rugeley Road, land adj 30	Planning Permission Full	12/00115/FUL	1	Deliverable
781	New Street, land adj 30	Under Construction	12/01084/FUL	1	Deliverable
783	High Street, land rear 27	Planning Permission Full	11/01425/FUL	1	Deliverable
787	High Street, 44, Sheila's Flower Box	Planning Permission Full	12/00073/COU	1	Deliverable
799	Bridge Cross Road, Lambourne House	Complete	12/00627/COU & 13/01284/COU	6	Deliverable
800	Rugeley Road, 3	Planning Permission Full	12/00567/COU	1	Deliverable
803	Cannock Road, 109	Planning Permission Full	12/00865/FUL	1	Deliverable
814	Baker Street, land adj 84	Planning Permission Full	12/00825/FUL	1	Deliverable
821	High Street, land rear 161-167	Planning Permission Full	12/00594/FUL	7	Deliverable
557	Oakdene Road, 104	Planning Permission Outline	11/01004/OUT	1	Deliverable
616	Chase Road, land adj to 236	Planning Permission Outline	12/00896/OUT	1	Deliverable
698	Kingsdown Road, land at 2,	Under Construction	10/01284/OUT & 12/00339/REM	1	Deliverable
709	Chawner Close, land at	Planning Permission Full	10/01414/OUT & 13/00664/FUL	1	Deliverable
163	Cannock Road, land rear of 21	Planning Permission Outline	12/01138/OUT	2	Deliverable
615	Hospital Road, 13 Triangle Tavern	Planning Permission Outline	10/00096/OUT	6	Deliverable
750	Baker Street, land at	Planning Permission Full	12/00804/FUL	6	Deliverable
851	Rake Hill, 13	Planning Permission Full	12/00859/FUL	3	Deliverable
857	Lawnswood Avenue. 1-3	Planning Permission Full	13/00939/COU	2	Deliverable
861	High Street, land rear 56	Planning Permission Full	13/00032/FUL	1	Deliverable
862	Woodhouses Road, land adj 163	Planning Permission Full	13/00286/COU	1	Deliverable
864	Bridge Cross Road, land rear 20	Under Construction	12/00279/FUL	1	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
872	High Street, land rear 57, Post Office	Planning Permission Full	13/00889/FUL	1	Deliverable
873	Water Street, 6	Planning Permission Full	13/00851/COU	1	Deliverable
903	Lichfield Road, 34	Planning Permission Full	13/00022/FUL	1	Deliverable

Table B.24

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School		Ward: Burntwood Central
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01	Density Rate (dph): 30
Yield Note: A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF. Replacement facilities meeting Sport England criteria would need to be constructed first in a suitable location. This has not yet been demonstrated.</p> <p>Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site put forward by landowner - indicates that site is available immediately		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 -5 years		
		Proposed Yield: 30		Current Deliverability: Deliverable

Table B.25

ID: 7	Settlement: Burntwood	Location: Maple Close, Oakdene		Ward: Chasetown
Site Area (ha): 1.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.08	Density Rate (dph): 30
Yield Note: Yield based on 30dph on 80% site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF.. Replacement facilities meeting Sport England criteria would need to be constructed first.</p> <p>Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site put forward by landowner as available for redevelopment		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 32		Current Deliverability: Deliverable

Table B.26

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1		Ward: Hammerwich
Site Area (ha): 35.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):

ID: 69		Settlement: Burntwood		Location: Hanney Hay Road, North of, area 1		Ward: Hammerwich	
Yield Note: yield proposed by agent for this parcel as part of larger scheme							
Currently Suitable? Yes		Currently Available? Yes			Currently Achievable? Yes		
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>			<p>Achievability Notes: 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.</p>		
When is site likely to come forward?: 0 - 10 years							
		0-5 years		6-10 years		11-15 years	
		150		163		-	
Proposed Yield: 313						Current Deliverability: Deliverable	

Table B.27

ID: 70		Settlement: Burntwood		Location: Hospital Road, east of, area 2		Ward: Hammerwich	
Site Area (ha): 15.26	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):			Density Rate (dph):	
Yield Note: yield proposed by agent for this parcel as part of larger scheme							
Currently Suitable? Yes		Currently Available? Yes			Currently Achievable? Yes		
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>			<p>Achievability Notes: 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.</p>		
When is site likely to come forward?: 0 - 10 years							
		0-5 yeras		6-10 yeras		11-15 years	
		75		112		-	
Proposed Yield: 187						Current Deliverability: Deliverable	

Table B.28

ID: 71	Settlement: Burntwood	Location: Norton Lane, south of, area 4	Ward: Hammerwich	
Site Area (ha): 2.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: yield proposed by agent for this parcel as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>		<p>Achievability Notes: 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.</p>
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 79		Current Deliverability: Deliverable

Table B.29

ID: 98	Settlement: Burntwood	Location: High Street, 51-55	Ward: Chasetown	
Site Area (ha): 0.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: yield based on conversion of existing and new build to form apartments				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Site falls within the 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 is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 8		Current Deliverability: Deliverable

Table B.30

ID: 99	Settlement: Burntwood	Location: St Josephs Church and Presbytery	Ward: Chasetown	
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): 50
Yield Note: 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 is considered to be more realistic.				

ID: 99		Settlement: Burntwood	Location: St Josephs Church and Presbytery	Ward: Chasetown
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Site falls within the 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 is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Church appear available, but the house is occupied.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 8		Current Deliverability: Deliverable

Table B.31

ID: 102		Settlement: Burntwood	Location: Highfields Road, land off	Ward: Chasetown	
Site Area (ha): 23.77	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.75	Density Rate (dph): 40	
Yield Note: 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.					
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required. Loss of Grade 3 Agricultural Land may need justification. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is used for farming at present and agent confirmed that it is immediately available.		Achievability Notes: 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.	
		When is site likely to come forward?: 0 - 10 years			
		0-5 years	6-10 years		
		150	350		
		Proposed Yield: 500			Current Deliverability: Deliverable

Table B.32

ID: 129		Settlement: Burntwood	Location: Rugeley Road, rear of 19	Ward: Chase Terrace
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.75	Density Rate (dph):
Yield Note: 6 apartments to rear. Yield proposed by agent considered to be appropriate given nature of access and proximity to services and accessibility.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 129	Settlement: Burntwood	Location: Rugeley Road, rear of 19	Ward: Chase Terrace
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes:
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 6	Current Deliverability: Deliverable

Table B.33

ID: 152	Settlement: Burntwood	Location: The Greyhound PH	Ward: All Saints
Site Area (ha): 0.54	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.54
Density Rate (dph): 40			
Yield Note: based on pre-app scheme submitted			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. The loss of Grade3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Previous applications made	Achievability Notes: No known constraints
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 22	Current Deliverability: Deliverable

Table B.34

ID: 478	Settlement: Burntwood	Location: Cannock Road, Bridge Cross Garage	Ward: Chasetown
Site Area (ha): 0.34	Source: Submission	Proposal: Retail with residential above	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield proposed by agent, 2 floors of 10 apartments considered to be acceptable in this location			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is within the sustainable settlement of Burntwood and in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 20	Current Deliverability: Deliverable

Table B.35

ID: 479		Settlement: Burntwood		Location: High Street, 103		Ward: Chasetown	
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17		Density Rate (dph):		
Yield Note: 13 proposed by agent, considered suitable. More comprehensive scheme if adjacent site came forward							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Site is within the sustainable settlement of Burntwood and in proximity to public transport routes, services and facilities. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints	
				Proposed Yield: 13		Current Deliverability: Deliverable	

Table B.36

ID: 482		Settlement: Burntwood		Location: Farewell Lane		Ward: Highfield			
Site Area (ha): 16.51	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 16.51		Density Rate (dph):				
Yield Note: yield proposed by developer. Approx equivalent to 40dph@60% so considered suitable									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. SCC highlight negative impact on local highway network. Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to mitigate local highway impact would affect viability but agent believes development is achievable, further work may be required demonstrate.			
								When is site likely to come forward?: 0 - 10 years	
				0-5 years		6-10 years		11-15 years	
				150		277		-	
				Proposed Yield: 377				Current Deliverability: Deliverable	

Table B.37

ID: 483		Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich	
Site Area (ha): 1.34	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.34		Density Rate (dph): 40		

ID: 483 Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich			
Yield Note: Owner proposes yield of 80, with masterplan to support, considered suitable assumption at this time							
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local highway network in this area due to other sites. Unlikely to have significant impact as stand along site.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: No known constraints</p>		<p>Achievability Notes: Mitigation of highway impact measures may impact on viability, but as stand alone site, works required may be minor.</p>			
						When is site likely to come forward?: 0 - 10 years	
		0-5 years		6-10 years		11-15 years	
		75		5		-	
		Proposed Yield: 80				Current Deliverability: Deliverable	

Table B.38

ID: 494 Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield			
Site Area (ha): 18.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.6	Density Rate (dph):			
Yield Note: Agent proposes yield of 440 at 30 dph. Other areas put aside for open space etc. considered suitable, assumption at this stage as 40dph@60% for whole site would yield 447.							
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>			
						When is site likely to come forward?: 0 - 5 years	
		0-5 years		6-10 years		11-15 years	
		150		290		-	
		Proposed Yield: 440				Current Deliverability: Deliverable	

Table B.39

ID: 496		Settlement: Burntwood		Location: Cannock Road, land south of		Ward: Chasetown	
Site Area (ha): 0.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.33	Density Rate (dph): 50			
Yield Note: 50dph@100% due to proximity to town centre							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Site is within sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Employment land. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Further investigation of Coal Subsidence area may be required. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 17		Current Deliverability: Deliverable	

Table B.40

ID: 497		Settlement: Burntwood		Location: Burntwood Bypass, land east of		Ward: Chasetown	
Site Area (ha): 10.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.78	Density Rate (dph): 40			
Yield Note: Yield includes proposal for both sites 497 and 498							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. SBI has been identified within site, and further work is being undertaken in relation to this. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes:	
				When is site likely to come forward?: 0 - 10 years			
				0-5 yeras	6-10 years	11-15 years	
				200	175		
				Proposed Yield: 375		Current Deliverability: Deliverable	

Table B.41

ID: 498		Settlement: Burntwood		Location: Church Street, land north of		Ward: Chasetown	
Site Area (ha): 7.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.38	Density Rate (dph): 40			
Yield Note: Yield included under site 497							

ID: 498		Settlement: Burntwood		Location: Church Street, land north of		Ward: Chasetown	
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>SBI has been identified within site, and further work is being undertaken in relation to this.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: No known constraints		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: Yield included under site 497		Current Deliverability: Deliverable	

Table B.42

ID: 653		Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich	
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30			
Yield Note: indicative using 80% at 30 dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 24		Current Deliverability: Deliverable	

Table B.43

ID: 654		Settlement: Burntwood		Location: Copsy Nook Lane, 11 The Neuk		Ward: Hammerwich	
Site Area (ha): 0.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.42	Density Rate (dph): 30			
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>				Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			

ID: 654	Settlement: Burntwood	Location: Cobby Nook Lane, 11 The Neuk	Ward: Hammerwich
Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 12	Current Deliverability: Deliverable

Table B.44

ID: 655	Settlement: Burntwood	Location: Cobby Nook Lane, The Bungalow	Ward: Hammerwich	
Site Area (ha): 0.31	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.31	Density Rate (dph): 30
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 9		Current Deliverability: Deliverable

Table B.45

ID: 656	Settlement: Burntwood	Location: Cobby Nook Lane, Sunnyside	Ward: Hammerwich	
Site Area (ha): 0.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.07	Density Rate (dph): 30
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 2		Current Deliverability: Deliverable

Table B.46

ID: 657	Settlement: Burntwood	Location: Copsy Nook Lane, 9		Ward: Hammerwich
Site Area (ha): 0.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.06	Density Rate (dph): 30
Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 2	Current Deliverability: Deliverable	

Table B.47

ID: 658	Settlement: Burntwood	Location: Copsy Nook Lane, 7		Ward: Hammerwich
Site Area (ha): 0.05	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30
Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 2	Current Deliverability: Deliverable	

Table B.48

ID: 659	Settlement: Burntwood	Location: Copsy Nook Lane, 3 Fairview		Ward: Hammerwich
Site Area (ha): 0.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.66	Density Rate (dph): 30
Yield Note: indicative using 80% at 30 dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 659		Settlement: Burntwood		Location: Copsy Nook Lane, 3 Fairview		Ward: Hammerwich	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>							
				<p>Proposed Yield: 16</p>		<p>Current Deliverability: Deliverable</p>	

Table B.49

ID: 660		Settlement: Burntwood		Location: Copsy Nook Lane, 1		Ward: Hammerwich	
<p>Site Area (ha): 0.28</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 0.28</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme</p>							
<p>Currently Suitable? Yes</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>							
				<p>Proposed Yield: 8</p>		<p>Current Deliverability: Deliverable</p>	

Table B.50

ID: 841		Settlement: Burntwood		Location: Cannock Road, Olaf Johnson Site		Ward: Chasetown	
<p>Site Area (ha): 2.4</p>		<p>Source: Submission</p>		<p>Proposal: Mixed-use</p>		<p>Size of Proposed Residential (ha): 1.44</p>	
<p>Density Rate (dph): 40</p>							
<p>Yield Note: Town centre location, 50dph could be applied however 40dph is felt more appropriate to this location given adjacent land uses and character.</p>							
<p>Currently Suitable? Yes</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Site is within the sustainable settlement of Burntwood and in proximity to public transport routes, services and facilities. Site falls within the FOM and Cannock Chase SAC zone of influence contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>							

ID: 841	Settlement: Burntwood	Location: Cannock Road, Olaf Johnson Site	Ward: Chasetown
		Proposed Yield: 57	Current Deliverability: Deliverable

Table B.51

ID: 7	Settlement: Burntwood	Location: Maple Close	Ward: Chasetown
Site Area (ha): 1.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.33
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement. 30 dph @ 80%			
Currently Suitable? No		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF. Replacement facilities meeting Sport England criteria would need to be constructed first. This has not yet been demonstrated. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site put forward by landowner. Need to build compensatory provision first, unknown when site will be available.	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 40	Current Deliverability: Developable

Table B.52

ID: 12	Settlement: Burntwood	Location: Eastgate Street, The Abattoir	Ward: Chase Terrace
Site Area (ha): 0.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: Estimated yield is based on discussions which suggested 45 units, a mix of 2/3 bed homes and apartments 50:50 mix.			
Currently Suitable? No		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Site may require remediation. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Pre-app discussions held, owner willing to sell. The existing use will need to be relocated first and the site cleared. Remediation may be required before work can commence.	Achievability Notes: Viability work undertaken at the pre app stage show that development is achievable.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 45	Current Deliverability: Developable

Table B.53

ID: 119	Settlement: Burntwood	Location: Mount Road, land at	Ward: Summerfield
Site Area (ha): 7.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7.56
Density Rate (dph): 40			

ID: 119		Settlement: Burntwood		Location: Mount Road, land at		Ward: Summerfield	
Yield Note: 40 dph @60% used to reflect the nature and character of the surrounding area							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Allocated for employment. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected sites. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site currently used as employment, however some units are empty or for sale. Site needs to be cleared first.		Achievability Notes: Site clearance not believed to be a constraint to redevelopment.	
				When is site likely to come forward?: 5 - 10 years			
				Proposed Yield: 180		Current Deliverability: Developable	

Table B.54

ID: 146		Settlement: Burntwood		Location: High Street, 100-126		Ward: Chasetown	
Site Area (ha): 0.46	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.46	Density Rate (dph): 30			
Yield Note: 30dph@80%							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: No indication when site may come forward, in multiple ownerships		Achievability Notes: No known constraints	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 11		Current Deliverability: Developable	

Table B.55

ID: 147		Settlement: Burntwood		Location: Swan Island, Garage Site		Ward: All Saints	
Site Area (ha): 0.16	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.16	Density Rate (dph): 50			
Yield Note: 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.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site has been re-opened as a garage.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 8		Current Deliverability: Developable	

Table B.56

ID: 151	Settlement: Burntwood	Location: Squash Club, Spinney Lane		Ward: Boney Hay
Site Area (ha): 0.57	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.57	Density Rate (dph): 50
Yield Note: 50dph @ 80 %				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Site falls within the FOM contributions to these projects may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: No known interest	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 23	Current Deliverability: Developable

Table B.57

ID: 156	Settlement: Burntwood	Location: Queen Street, 82-85		Ward: Summerfield
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05	Density Rate (dph):
Yield Note: based on previous planning application which was withdrawn (13/00250/FULM)				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Outline planning permission previously granted. Amended scheme to be submitted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning application withdrawn, revised application anticipated.	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 14	Current Deliverability: Developable

Table B.58

ID: 167	Settlement: Burntwood	Location: Hill Street, 1-3		Ward: Chasetown
Site Area (ha): 0.12	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.12	Density Rate (dph):
Yield Note: based on previous planning application which has now expired				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 5	Current Deliverability: Developable

Table B.59

ID: 175		Settlement: Burntwood		Location: Springhill Road, 107		Ward: Summerfield	
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05	Density Rate (dph):			
Yield Note: based on previous planning application which has now expired							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 1		Current Deliverability: Developable		

Table B.60

ID: 221		Settlement: Burntwood		Location: Highfields Road 165A, Chasetown		Ward: Chasetown	
Site Area (ha): 0.02	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.02	Density Rate (dph):			
Yield Note: based on previous planning application which has now expired							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 1		Current Deliverability: Developable		

Table B.61

ID: 252		Settlement: Burntwood		Location: Queen Street, 4		Ward: Chasetown	
Site Area (ha): 0.04	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.04	Density Rate (dph):			
Yield Note: based on previous planning application which has now expired							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 1		Current Deliverability: Developable		

Table B.62

ID: 417	Settlement: Burntwood	Location: Springhill Road, 107		Ward: Summerfield
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): -
Yield Note: Yield from expired planning permission.				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. SBI has been identified within site, and further work is being undertaken in relation to this. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: No known constraints	Achievability Notes: No known constraints
			When is site likely to come forward?: 5 - 10 years	
			Proposed Yield: 1	Current Deliverability: Developable

Table B.63

ID: 429	Settlement: Burntwood	Location: Queen Street, Cottage of Content PH		Ward: Chasetown
Site Area (ha): 0.24	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.24	Density Rate (dph): 40
Yield Note: 40dph used to reflect surrounding area				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Currently occupied. Unlikely to come forward in short term.	Achievability Notes: None identified
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 10	Current Deliverability: Developable

Table B.64

ID: 458	Settlement: Burntwood	Location: Queen Street, 32		Ward: Chasetown
Site Area (ha): 0.04	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): -
Yield Note: Yield from expired planning permission.				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. SBI has been identified within site, and further work is being undertaken in relation to this.			Availability Notes: No known constraints	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	

ID: 458	Settlement: Burntwood	Location: Queen Street, 32	Ward: Chasetown
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 3	Current Deliverability: Developable

Table B.65

ID: 507	Settlement: Burntwood	Location: Mount Road Industrial Estate (North Part)	Ward: Summerfield
Site Area (ha): 5.88	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 5.88
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes		Currently Available? No	
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Potential for contaminated land, however due to size of site not likely to have negative impact. Redevelopment of site would improve environmental conditions for nearby residential, both existing and potential of site 119. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Currently Achievable? Yes	
		Availability Notes: Site in multiple ownerships, many occupied, but some initial interest.	
		Achievability Notes: Unknown, dependent on success of businesses on site.	
		When is site likely to come forward?: 11-15 years	
		Proposed Yield: 140	Current Deliverability: Developable

Table B.66

ID: 584	Settlement: Burntwood	Location: Queen Street 20B	Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Currently Achievable? Yes	
		Availability Notes: No known constraints	
		Achievability Notes: No known constraints	
		When is site likely to come forward?: 6 -10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.67

ID: 587	Settlement: Burntwood	Location: Rugeley road, land rear of 109 & 111	Ward: Chase Terrace
Site Area (ha): 0.07	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Density Rate (dph): -			

ID: 587	Settlement: Burntwood	Location: Rugeley road, land rear of 109 & 111	Ward: Chase Terrace
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.68

ID: 626	Settlement: Burntwood	Location: High Street, 87	Ward: Chasetown
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.69

ID: 3	Settlement: Burntwood	Location: Bridge Cross Road, rear of Lambourne House	Ward: Chasetown
Site Area (ha): 0.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.42
Yield Note: Further work between housing and a RSL indicates higher yield than proposed in draft SHLAA. 50dph @ 80%			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities. Access would need to be established via by-pass. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site has been redeveloped for an alternative use.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 17	Current Deliverability: Not Developable

Table B.70

ID: 5		Settlement: Burntwood		Location: Greenwood House OPH		Ward: All Saints	
Site Area (ha): 0.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.53	Density Rate (dph): 40			
Yield Note: A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site put forward by landowner and is clear and available now. SCC long standing desire to dispose.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: -			
				Proposed Yield: 17		Current Deliverability: Not Developable	

Table B.71

ID: 42		Settlement: Burntwood		Location: Rake Hill		Ward: Highfield	
Site Area (ha): 29.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.1	Density Rate (dph): 40			
Yield Note: Residential area calculated on area outside floodzone and minus size of site 93. 40dph@60% has been used.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? No	
Suitability Notes: 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 Greenbelt. Does not wholly comply with current development plan policies Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures. Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.	
				When is site likely to come forward?: -			
				Proposed Yield: 122		Current Deliverability: Not Developable	

Table B.72

ID: 93		Settlement: Burntwood		Location: Meg Lane, land at		Ward: Highfield	
Site Area (ha): 18.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 18.53	Density Rate (dph): 40			

ID: 93	Settlement: Burntwood	Location: Meg Lane, land at	Ward: Highfield
Yield Note: 40dph@60% has been used. However, agent proposes 500 but no scheme provided to demonstrate.			
Currently Suitable? Yes	Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
	When is site likely to come forward?: -		
	Proposed Yield: 445		Current Deliverability: Not Developable

Table B.73

ID: 260	Settlement: Burntwood	Location: St Josephs Church, Chasetown	Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05
Yield Note: based on previous residential planning application which has now expired			
Currently Suitable? Yes	Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Planning permission has lapsed - planning permission granted for alternative use of site.</p>		<p>Achievability Notes: No known constraints</p>
	When is site likely to come forward?: -		
	Proposed Yield: 1		Current Deliverability: Not Developable

Table B.74

ID: 404	Settlement: Burntwood	Location: Rugeley Road, land to the east of	Ward: Highfield
Site Area (ha): 6.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.2
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes	Currently Available? Yes		Currently Achievable? No

ID: 404		Settlement: Burntwood		Location: Rugeley Road, land to the east of		Ward: Highfield	
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			
				<p>Proposed Yield: 149</p>		<p>Current Deliverability: Not Developable</p>	

Table B.75

ID: 477		Settlement: Burntwood		Location: Bleak House Farm		Ward: Chase Terrace	
<p>Site Area (ha): 28.91</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 28.91</p>	
<p>Yield Note: 40dph@60% has been used.</p>							
<p>Currently Suitable? Yes</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			
				<p>Proposed Yield: 694</p>		<p>Current Deliverability: Not Developable</p>	

Table B.76

ID: 632		Settlement: Burntwood		Location: St. Matthews Road, land south of		Ward: Highfield	
<p>Site Area (ha): 2.99</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha):</p>	
<p>Yield Note: 40dph@60% has been used.</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	

ID: 632	Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
<p>Suitability Notes: Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.</p>
		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 72</p>	<p>Current Deliverability: Not Developable</p>

Table B.77

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
509	Cedar Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	7
510	Glenmore Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
511	Cedar Road, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
512	Glenmore Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
513	Woodland Way, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
514	Mossbank Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
515	Thistledown Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
516	Thistledown Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
517	Thistledown Avenue, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

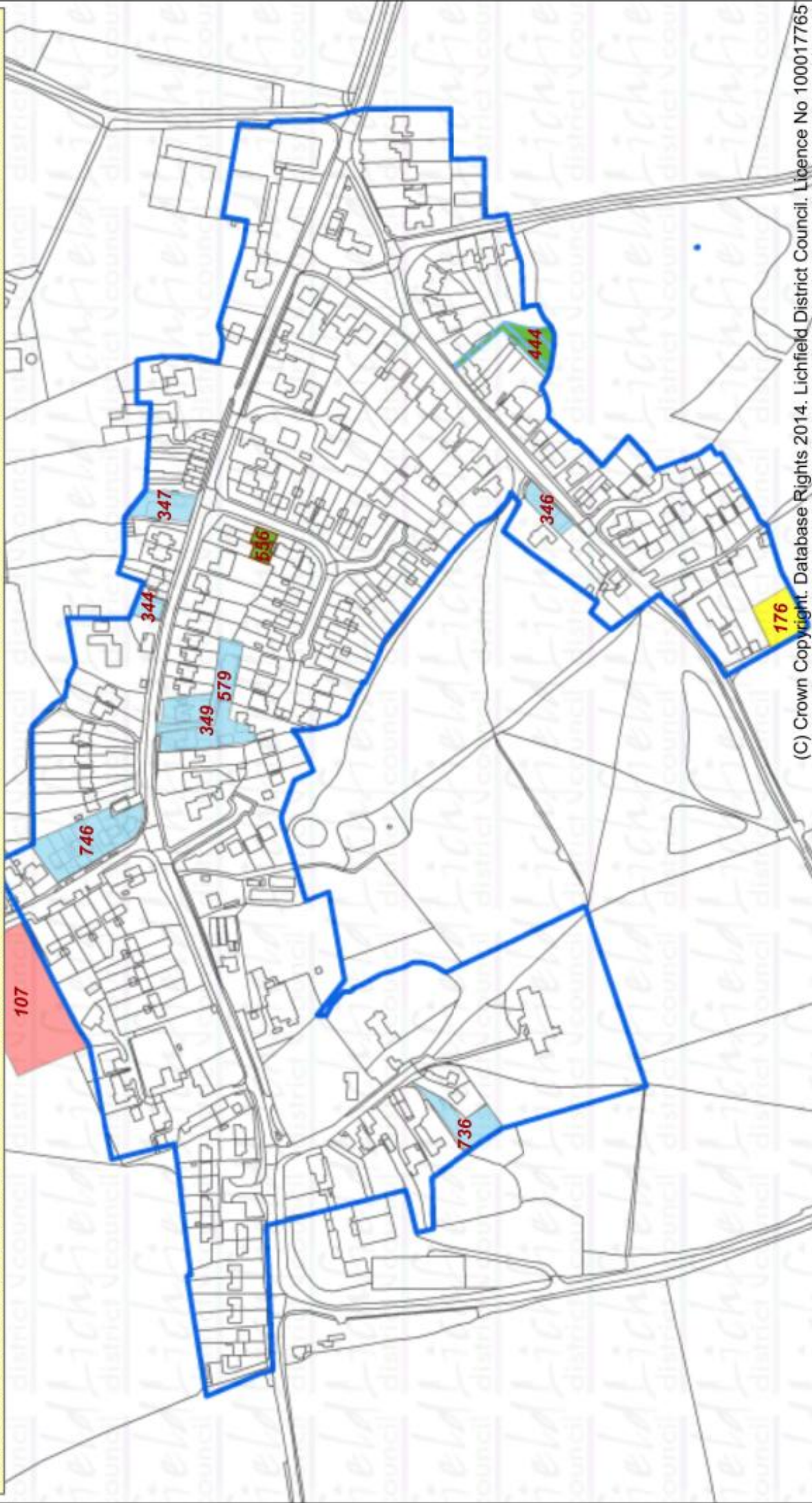
ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
518	Leafenden Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
519	Keepers Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
520	Russett Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	6
521	Chase Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
522	Sycamore Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
523	Poplar Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
524	Laburnum Grove, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
525	Laburnum Grove, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
526	Hill Street, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
527	Hill Street, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
528	Hill Street, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
529	Ash Grove, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
530	Cottage Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
531	Edwards Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
532	Cottage Lane, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
533	Avon Road	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
534	Queen Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
535	Summerfield Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
536	Newgate Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
537	Grange Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	5
538	Foxhills Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
539	Manor Rise, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
540	Manor Rise, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
541	Hospital Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
789	Queens Drive Industrial Estate	Survey	Yes- within the sustainable settlement of Burntwood	No - No know interest, multiple ownerships	No - May require CPO	Not Developable	48

Table B.78

B.4 Clifton Campville

No decision has been taken to 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.



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Clifton Campville

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Site with Planning Permission
- Site under construction
- Green Belt site
- Settlement Boundary
- District Boundary

NOT TO SCALE

Clifton Campville

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
347	Main Street, 127-129	Complete	07/01256/OUT	1	Complete
579	Main Street, land adj 94A	Complete	09/00259/FUL	1	Complete
344	Main Street, 117	Complete	02/01029/FUL	1	Complete
346	Hill Top Farm Cottage, land adj	Complete	03/00909/FUL	1	Complete
349	Main Street, 96	Complete	03/00097/FUL	1	Complete
736	Church Farm Cottages, land adj	Complete	04/01271/FUL	1	Complete
556	Main Street, land rear of 114-116	Under Construction	06/00962/OUT	1	Deliverable
746	Lullington Road, 2	Complete	11/01005/COU	7	Complete
444	Chestnut Lane, land rear of 11	Planning Permission Full	11/00856/REM	1	Deliverable

Table B.79

ID: 176	Settlement: Clifton Campville	Location: The Chestnuts, Hillview		Ward: Mease and Tame
Site Area (ha): 0.08	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph):
Yield Note: Yield based on previous planning application which has now expired				
Currently Suitable? No		Currently Available? No		Currently Achievable? Yes
Suitability Notes: The site is within the settlement boundary and planning permission has previously been granted. Site is within the River Mease water catchment therefore mitigation will be required.		Availability Notes: Planning permission has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 2	Current Deliverability: Developable	

Table B.80

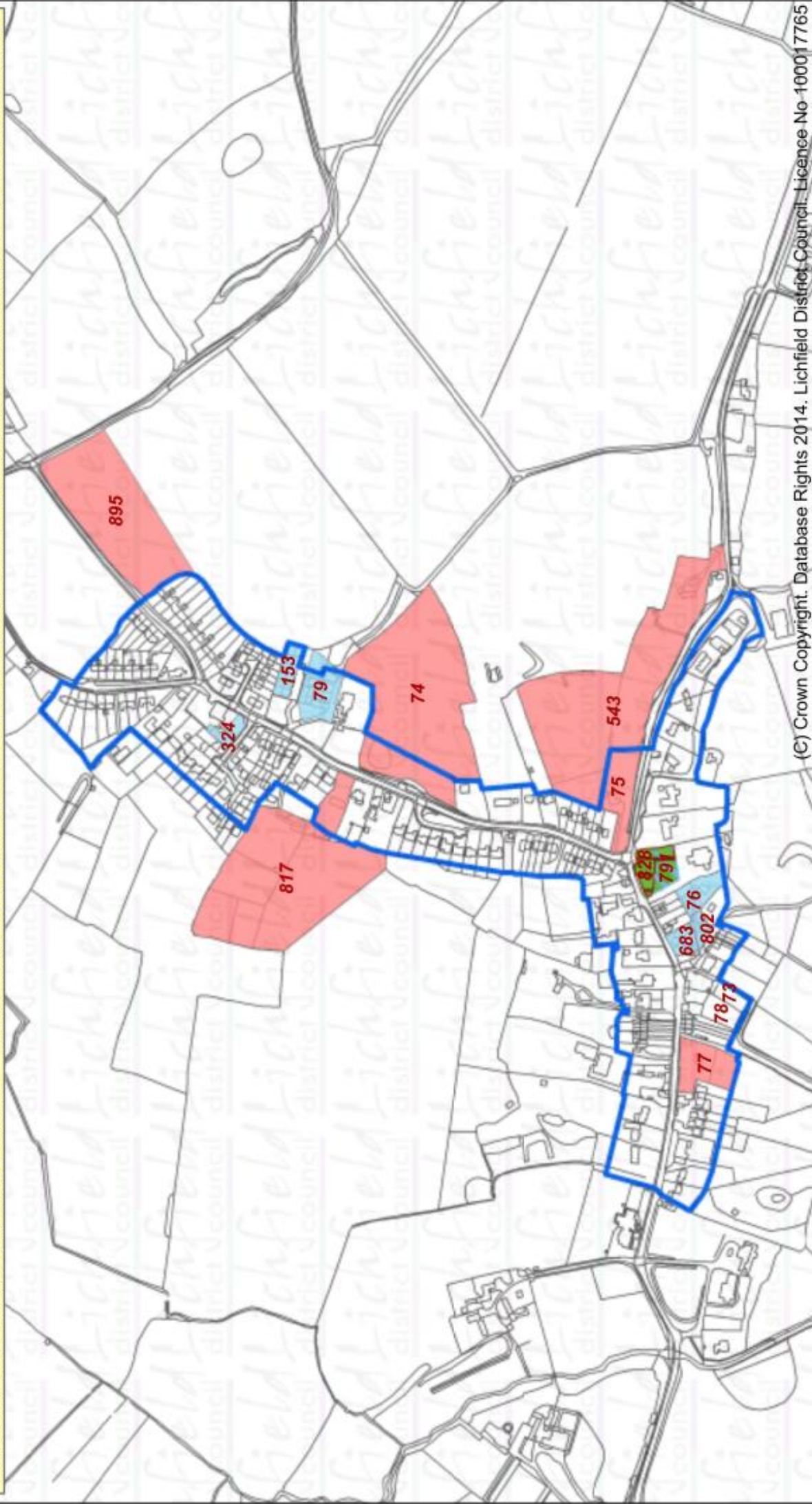
ID: 107	Settlement: Clifton Campville	Location: Lullington Road		Ward: Mease and Tame
Site Area (ha): 0.41	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.41	Density Rate (dph): 30
Yield Note: 30 dph @ 80% used to reflect nature and character of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No

ID: 107	Settlement: Clifton Campville	Location: Lullington Road	Ward: Mease and Tame
<p>Suitability Notes: 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 the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Impact on SAC may need investigation. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 10</p>	<p>Current Deliverability: Not Developable</p>

Table B.81

B.5 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.



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Colton

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Colton

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
153	High Street, Littlehay Manor Farm	Complete	07/01159/FUL	5	Complete
324	Ye Olde Dun Cow, Colton	Complete	06/00036/FUL	2	Complete
683	Bellamour Way, Croft House	Complete	10/00861/FUL	1	Complete
79	High Street, Littlehay Manor Farm (barns)	Complete	08/01142/COU	5	Complete
76	Martlin Lane, land off	Complete	12/00141/FUL	2	Deliverable
791	Bellamour Way, land rear Lloyds Cottages	Under Construction	12/00396/FUL	1	Deliverable
802	Martlin Land, land off (2)	Complete	12/00776/FUL	1	Deliverable
828	Bellamour Way, Lloyds Cottages (2)	Under Construction	13/00013/FUL	1	Deliverable

Table B.82

ID: 74		Settlement: Colton		Location: High Street		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 2.25		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.25	
Density Rate (dph): 30							
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement. TPO may affect design and yield.							
Currently Suitable? No				Currently Available? No		Currently Achievable? No	
<p>Suitability Notes: 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 the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 2/3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Owner not looking to develop at present.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.</p>	
				Proposed Yield: 40		Current Deliverability: Not Developable	

Table B.83

ID: 75		Settlement: Colton		Location: High Street, 2		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.32		Source: Survey		Proposal: Residential		Size of Proposed Residential (ha): 0.32	
Density Rate (dph):							

ID: 75	Settlement: Colton	Location: High Street, 2	Ward: Colton and Mavesyn Ridware
Yield Note: Two dwellings in rear garden. TPO may affect design and yield.			
Currently Suitable? No	Currently Available? No		Currently Achievable? No
Suitability Notes: The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would contribute to sustainable communities. Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Availability Notes: No indication that site is available.		Achievability Notes: Suitable access will be required.
	When is site likely to come forward?: -		
	Proposed Yield: 2	Current Deliverability: Not Developable	

Table B.84

ID: 77	Settlement: Colton	Location: The Paddock, Bellamour Way	Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.29	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.10
Yield Note: Yield based on rear field only as front is garden and likely to impact on Listed Building			
Currently Suitable? No	Currently Available? No		Currently Achievable? No
Suitability Notes: The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would improve its sustainability. Coal Subsidence area may need investigation. Suitable access to the site is required. Conservation Area - may impact on design. Loss of Grade 2/3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Availability Notes: No indication that site is available.		Achievability Notes: Suitable access will be required.
	When is site likely to come forward?: -		
	Proposed Yield: 3	Current Deliverability: Not Developable	

Table B.85

ID: 543	Settlement: Colton	Location: High Street, land rear Aspley House	Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.74	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.74
Yield Note: 30 dph @ 80% used to reflect existing character and grain of settlement.			
Currently Suitable? No	Currently Available? Yes		Currently Achievable? No
Suitability Notes: 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 the site would contribute to sustainable communities. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.	Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
	When is site likely to come forward?: -		

ID: 543	Settlement: Colton	Location: High Street, land rear Aspley House	Ward: Colton and Mavesyn Ridware
Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 42	Current Deliverability: Not Developable

Table B.86

ID: 817	Settlement: Colton	Location: High Street, land rear of 61	Ward: Colton and Mavesyn Ridware
Site Area (ha): 2.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.3
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 the site would contribute to sustainable communities.		Availability Notes:	Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Suitable access required. Further investigation of Coal Subsidence area may be required.		Proposed Yield: 33	Current Deliverability: Not Developable
Loss of Grade 2/3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.87

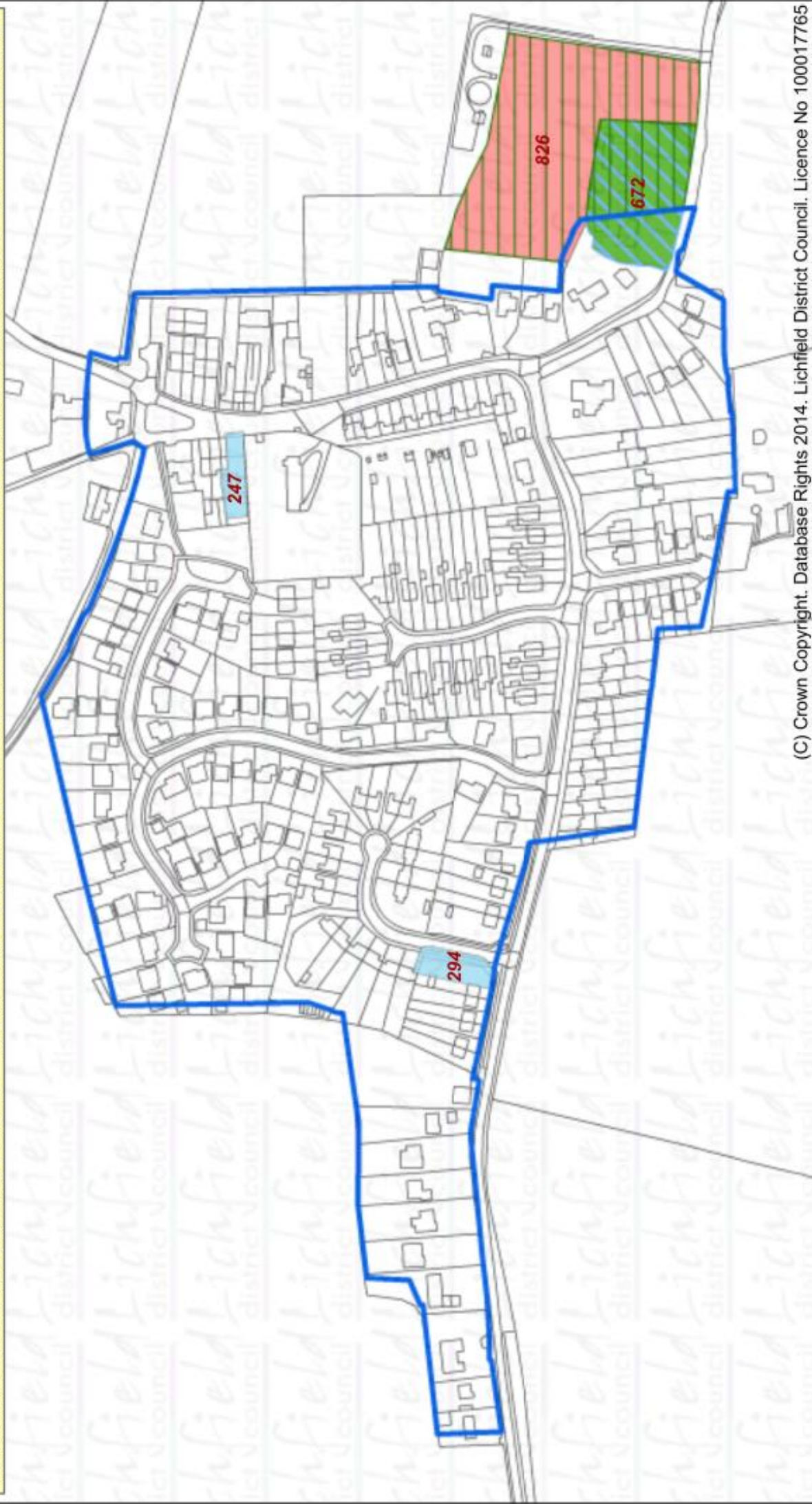
ID: 895	Settlement: Colton	Location: High Street, land off	Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.1
Yield Note: 30 dph @ 80% used to reflect existing character and grain of settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 the site would contribute to sustainable communities.		Availability Notes:	Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	

ID: 895	Settlement: Colton	Location: High Street, land off	Ward: Colton and Mavesyn Ridware
Suitable access required. Further investigation of Coal Subsidence area may be required.		Proposed Yield: 34	Current Deliverability: Not Developable
Loss of Grade 2/3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.88

B.6 Drayton Bassett

No decision has been taken to 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.



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Drayton Bassett

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Drayton Bassett

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
247	Post Office, Drayton Bassett	Complete	06/00255/COU	1	Complete
294	Drayton Lane, 53	Complete	05/00243/FUL	1	Complete
672	Salts Lane, Willow End, Drayton Bassett	Planning Permission Full	10/00206/FUL	1	Deliverable

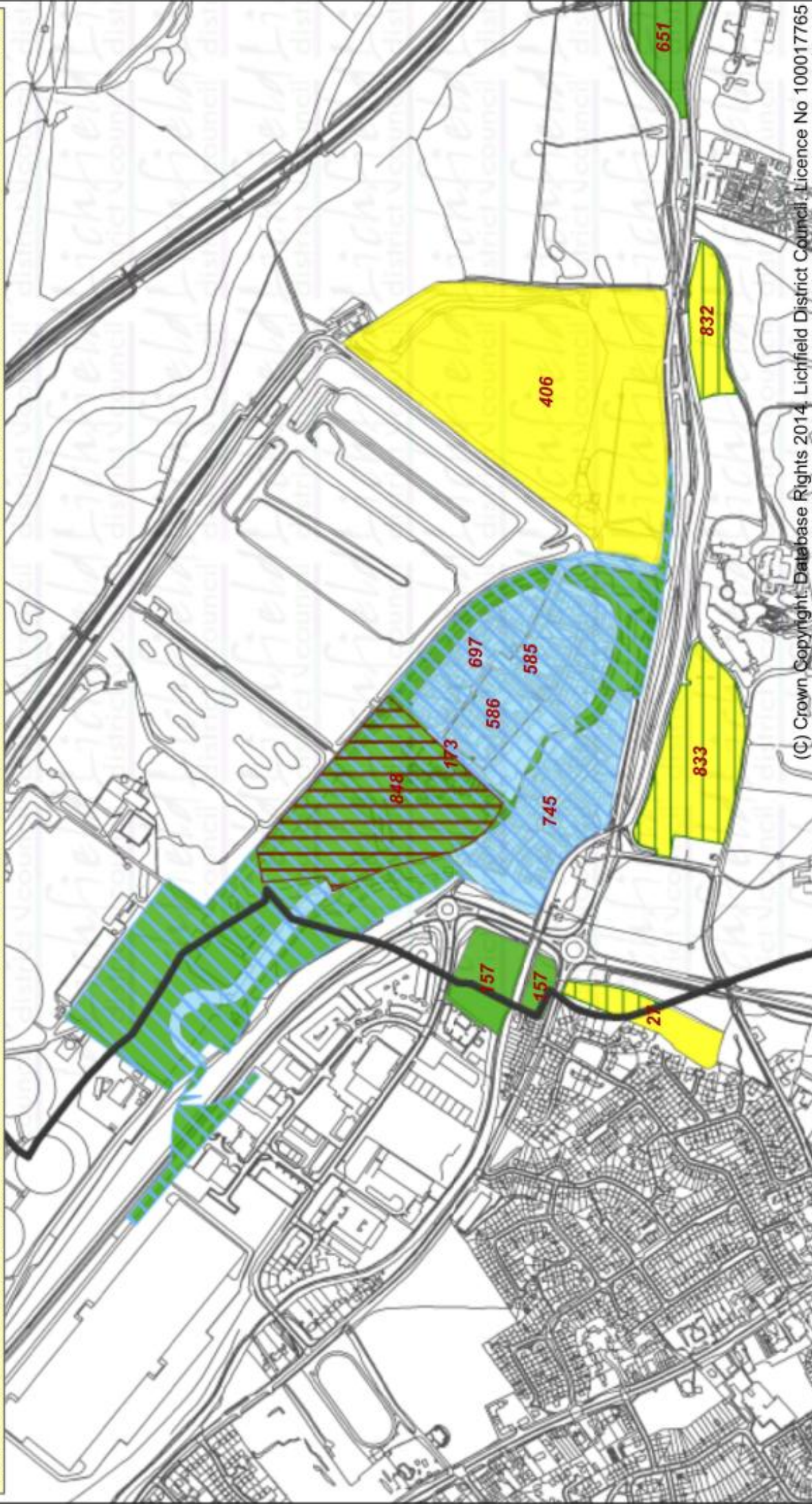
Table B.89

ID: 826	Settlement: Drayton Bassett	Location: Salts Lane, land off		Ward: Bourne Vale
Site Area (ha): 0.87	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.87	Density Rate (dph): 30
Yield Note: 30dph @ 60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 contribute to mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of agricultural land may need justification.</p>		<p>Availability Notes: Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 20	Current Deliverability: Not Developable	

Table B.90

B.7 East of Rugeley

No decision has been taken to 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.



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East of Rugeley

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



East of Rugeley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
586	Rugeley ERZ (phase 2a) Barratt Homes	Complete	08/00387/REMM	79	Complete
585	Rugeley ERZ (Phase 1) Persimmon Homes	Complete	09/00991/REMM	81	Complete
697	Rugeley ERZ (Phase 2B) Barratt Homes	Complete	10/00420/REMM	72	Complete
745	Rugeley ERZ (Phase 3) Persimmon Homes	Complete	10/01200/REMM	117	Complete
848	Rugeley ERZ (Phases 4 & 5)	Under Construction	10/01201/REMM	219 (189 to be completed)	Deliverable
173	Rugeley ERZ	Planning Permission Outline	03/00627/OUTM	Yield included in reserved matters applications	

Table B.91

NB - The masterplan for the Rugeley ERZ development shows that all dwellings on the site will be built within Lichfield District.

ID: 157	Settlement: East of Rugeley	Location: Rugeley Road, South of (Part of CC District)		Ward: Armitage with Handscare
Site Area (ha): 1.8	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.16	Density Rate (dph): -
Yield Note: Yield based on expired planning permission - 1.2ha of the site is within Lichfield District				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: 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>Within Greenbelt. Site is part of the East of Rugeley Strategic Development Allocation identified within the Local Plan Strategy.</p> <p>Further investigation of Coal Subsidence area may be required. Site had planning permission and revised scheme is expected to be submitted.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. Pre-application submissions have been made with a view to bringing the site forward within the next 5 years.</p>		<p>Achievability Notes: Planning permission has expired however a revised scheme is expected to be submitted.</p>
		When is site likely to come forward?: 0-5 years		
		Proposed Yield: 50 ((Based on proportion of site within Lichfield District, Site would provide 80 dwellings in total)		Current Deliverability: Deliverable

Table B.92

ID: 27	Settlement: East of Rugeley	Location: Rugeley Road, South of (Part of CC District)		Ward: Armitage with Handscare
Site Area (ha): 1.22	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 30
Yield Note: 0.49ha is the size of area within LDC. 40dph@80% has been used to reflect Cannock Chase District Council SHLAA				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: 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>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>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>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. Pre-application submissions have been made with a view to bringing the site forward within the next 5 years.</p> <p>When is site likely to come forward?: 11-15 years</p>		<p>Achievability Notes: Suitable access required through land outside owners control, not considered by agent to affect viability.</p>
		<p>Proposed Yield: 15 (Based on proportion of site within Lichfield District, Site would provide 39 dwellings in total)</p>		<p>Current Deliverability: Developable</p>

Table B.93

ID: 406	Settlement: East of Rugeley	Location: Borrow Pit, Power Station		Ward: Armitage with Handscare
Site Area (ha): 14.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.69	Density Rate (dph):
Yield Note: However agent has suggested that the site could accommodate a higher yield of 450 dwellings				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: The site is adjacent to the site with planning permission, and adjacent to Rugeley and public transport routes. A local centre has permission on the adjacent site and if built would improve sustainability of this site. Site is part of the East of Rugeley Strategic Development Allocation identified within the Local Plan Strategy.</p> <p>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>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site has benefit of planning permission for infill with ash from the power station. Once complete will allow for redevelopment in approx 2017.</p> <p>When is site likely to come forward?: 11-15 years</p>		<p>Achievability Notes: Infill of pit from Power Station is not cost to development and assumed site is achievable.</p>
		<p>Proposed Yield: 450</p>		<p>Current Deliverability: Developable</p>

Table B.94

ID: 832		Settlement: East of Rugeley		Location: Armitage Road, land off Hawkesyard (1)		Ward: Armitage with Handscare	
Site Area (ha): 1.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 30			
Yield Note: Yield based on information submitted by agent.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Site is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.</p> <p>Further investigation of Coal Subsidence area may be required. Agent states access is required off Rugeley Road.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required.	
				When is site likely to come forward?: 06-10 years			
				Proposed Yield: 40		Current Deliverability: Developable	

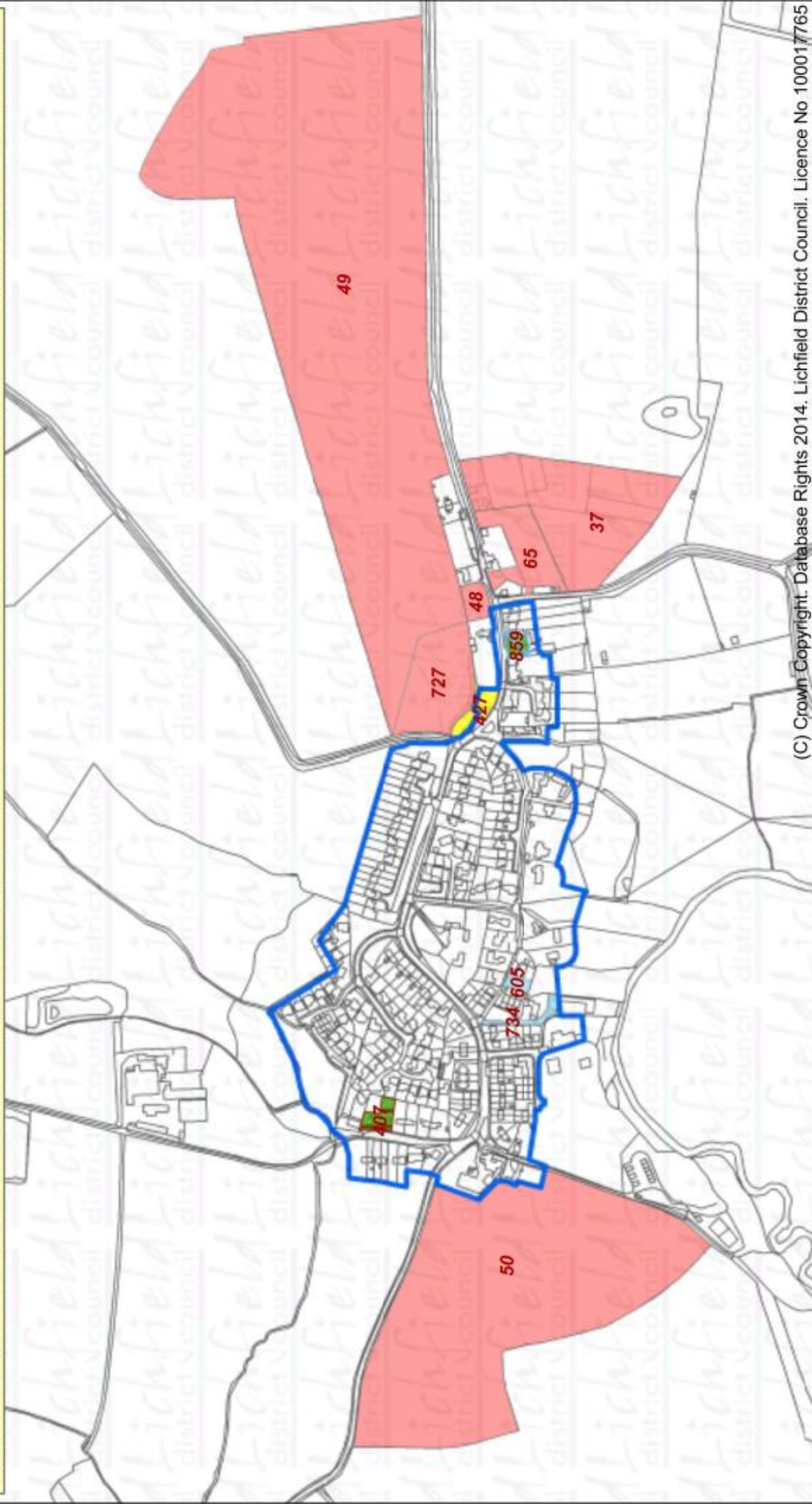
Table B.95

ID: 833		Settlement: East of Rugeley		Location: Armitage Road, land off Hawkesyard (2)		Ward: Armitage with Handscare	
Site Area (ha): 3.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 30			
Yield Note: Yeild based on information submitted by agent							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Sites is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.</p> <p>Further investigation of Coal Subsidence area may be required. Agent states access is required off Rugeley Road.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required.	
				When is site likely to come forward?: 6-10 years			
				Proposed Yield: 110		Current Deliverability: Developable	

Table B.96

B.8 Edingale

No decision has been taken to 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.



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Edingale

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE

Edingale

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
605	Hollows End, Church Hollow	Complete	09/00473/FUL	1	Complete
734	Croxall Road, land between Fort Joe and Joes Cave	Complete	12/00610/REM	1	Complete
407	Pessall Lane, 14-16	Under Construction	10/01544/FUL	2	Deliverable
859	Main Road, 3 Stable Yard Nursery School	Planning Permission Full	13/00937/COU	1	Deliverable

Table B.97

ID: 427	Settlement: Edingale	Location: Black Horse PH		Ward: Mease and Tame
Site Area (ha): 0.14	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.14	Density Rate (dph): 30
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.</p>		Availability Notes: No interest shown		Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 4		Current Deliverability: Developable

Table B.98

ID: 37	Settlement: Edingale	Location: Lullington Road		Ward: Mease and Tame
Site Area (ha): 2.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.08	Density Rate (dph): 30
Yield Note: A dph rate of 30 @60% has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown - measures to</p>

ID: 37		Settlement: Edingale		Location: Lullington Road		Ward: Mease and Tame	
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p>						<p>improve sustainability may impact on viability.</p>	
<p>Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>						<p>When is site likely to come forward?: -</p>	
				<p>Proposed Yield: 37</p>		<p>Current Deliverability: Not Developable</p>	

Table B.99

ID: 48		Settlement: Edingale		Location: Lullington Road, Peartree Cottage		Ward: Mease and Tame	
<p>Site Area (ha): 0.12</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 0.12</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: 30dph to reflect existing character and grain of adjacent settlement</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: 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 improve its sustainability.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown - measures to improve sustainability may impact on viability.</p>	
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p>				<p>When is site likely to come forward?: -</p>			
<p>Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>				<p>Proposed Yield: 3</p>		<p>Current Deliverability: Not Developable</p>	

Table B.100

ID: 49		Settlement: Edingale		Location: Raddle Lane/Lullington/Croxall Road		Ward: Mease and Tame	
<p>Site Area (ha): 14.57</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 14.57</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: 30dph @ 60% to reflect existing character and grain of adjacent settlement</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: 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 improve its sustainability.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown - measures to</p>	

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road	Ward: Mease and Tame
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p>			improve sustainability may impact on viability.
<p>Loss of Grade 3 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 species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		When is site likely to come forward?: -	
		Proposed Yield: 262	Current Deliverability: Not Developable

Table B.101

ID: 50	Settlement: Edingale	Location: Croxall Road, Mary Howard Primary	Ward: Mease and Tame
Site Area (ha): 7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7
Yield Note: 30dph @ 60% to reflect existing character and grain of settlement			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown - measures to improve sustainability and SFRA may impact on viability.
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). Strategic Flood Risk Assessment may be required.</p>		When is site likely to come forward?: -	
<p>Loss of Grade 3 Agricultural Land may need justification. An SSSI, SBI and SAC are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		Proposed Yield: 126	Current Deliverability: Not Developable

Table B.102

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
Site Area (ha): 0.52	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.52
Yield Note: 30dph @ 80% to reflect existing character and grain of nearby settlement although 8 proposed.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.			measures to improve sustainability would impact on viability,
An SSSI and SBI are within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.		When is site likely to come forward?: -	Proposed Yield: 12
			Current Deliverability: Not Developable

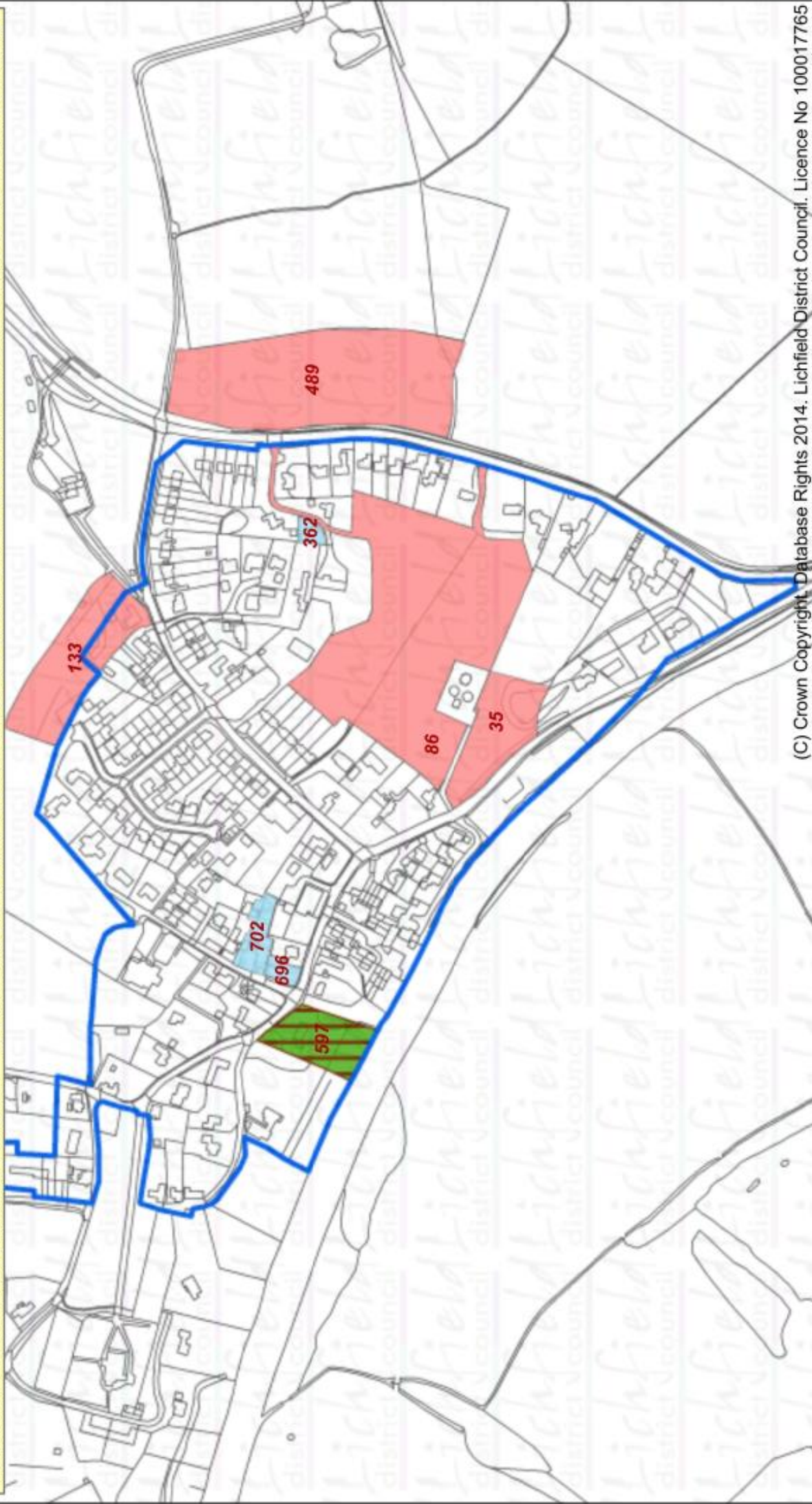
Table B.103

ID: 727	Settlement: Edingale	Location: land at Raddle Lane, Edingale	Ward: Mease and Tame
Site Area (ha): 0.83	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.83
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: 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 improve its sustainability.		Availability Notes: No interest shown	Achievability Notes: No known constraints
Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: 6-10-years	
Further investigation of Coal Subsidence area may be required.		Proposed Yield: 17	Current Deliverability: NotDevelopable
Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.			

Table B.104

B.9 Elford

No decision has been taken to 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.



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Elford

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Elford

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
362	Eddies Lane, land adj 2	Complete	05/00301/FUL	1	Complete
597	Church Road, The Rectory	Under Construction	11/01181/FUL	1	Deliverable
696	The Square, Former Post Office	Complete	10/01148/COU	1	Complete
702	The Square, The Crown Inn	Complete	10/01110/FUL	3	Complete

Table B.105

ID: 35		Settlement: Elford		Location: The Shubbery		Ward: Mease and Tame	
Site Area (ha): 0.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.47	Density Rate (dph): 30			
Yield Note: 30dph@100% has been used to reflect surrounding character and grain of adjacent settlement							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? No		
Suitability Notes: 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 improve its sustainability. Floodzone 2(part) 3a (part). SFRA may be required. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Access required and level issues. Unknown how measures to improve sustainability would impact on viability.		
			Proposed Yield: 11		Current Deliverability: Not Developable		

Table B.106

ID: 86		Settlement: Elford		Location: Webbs Farm, South of		Ward: Mease and Tame	
Site Area (ha): 2.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.57	Density Rate (dph): 30			
Yield Note: 30dph@60% to reflect existing character and grain of settlement. Adjacent TPO woodland may affect design and yield.							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? No		
Suitability Notes: 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 improve its sustainability. Suitable access required. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.		

ID: 86	Settlement: Elford	Location: Webbs Farm, South of	Ward: Mease and Tame
		Proposed Yield: 46	Current Deliverability: Not Developable

Table B.107

ID: 133	Settlement: Elford	Location: The Beck	Ward: Mease and Tame
Site Area (ha): 0.58	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.58
Yield Note: 30dph@80% used to reflect existing character and grain of adjacent settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 improve its sustainability. Impact on floodzone 2 may need investigation. Loss of grade 3 agricultural land may need justification.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	
		Proposed Yield: 14	Current Deliverability: Not Developable

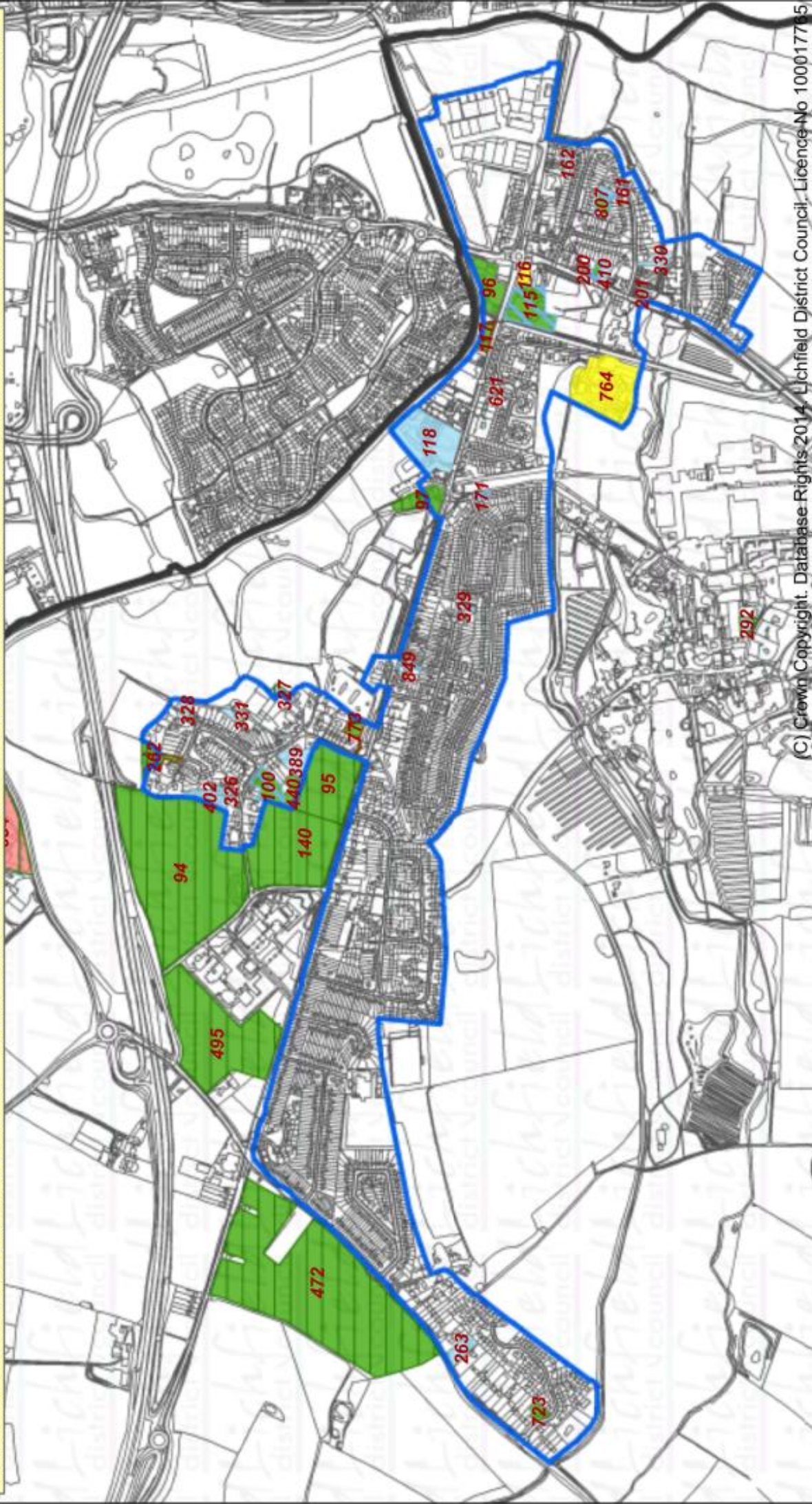
Table B.108

ID: 489	Settlement: Elford	Location: Burton East, land east of	Ward: Mease and Tame
Site Area (ha): 1.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.78
Yield Note: 30dph@80% used to reflect existing character and grain of settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 improve its sustainability. Loss of grade 3 agricultural land may need justification.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	
		Proposed Yield: 43	Current Deliverability: Not Developable

Table B.109

B.10 Fazeley

No decision has been taken to 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.



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Fazeley, Mile Oak & Bonehill

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Site with Planning Permission
- Site under construction
- Green Belt site
- Settlement Boundary
- District Boundary

NOT TO SCALE



Fazeley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
327	Orchard House, land at	Complete	01/00738/FUL	1	Complete
389	Park Lane, The Dower House	Complete	01/00776/FUL	1	Complete
621	Victoria Drive, 6	Complete	09/00969/COU	1	Complete
263	Sutton Road, 125	Complete	07/00373/FUL	3	Complete
262	Stud Farm Drive, 9	Under Construction	06/00355/REM	1	Complete
292	Arcadia, Drayton Manor Drive	Complete	04/00480/FUL	1	Complete
326	The Green, 15	Complete	01/00872/FUL	1	Complete
328	Park Lane, 75, Bonehill	Complete	03/00389/FUL	1	Complete
330	Brook End, 40	Complete	06/00922/FUL	1	Complete
331	Bonehill House	Complete	07/01157/FUL	1	Complete
161	Brook End, Garage Court, rear 41-43	Complete	08/00775/FUL	2	Complete
329	Deer Park Road, land rear of 31 & 32	Complete	06/01064//FUL	2	Complete
402	The Green, land rear of 17a, 17, 21	Complete	07/00416/FUL	4	Complete
118	Laurel House	Complete	05/01140/OUTM & 08/00422/REMM	77	Complete
200	Coleshill Street, 59	Complete	05/00881/FUL	2	Complete
201	Coleshill Street, 85	Planning Permission Full	13/01129/FUL	1	Deliverable
410	Coleshill Street, 61	Complete	08/01026/FUL	5	Deliverable
117	The Boathouse	Under Consturction	10/01256/FULM	12	Deliverable
773	Park lane, The Bungalow	Under Construction	11/01204/FUL	1	Deliverable
115	Tolsons Mill	Planning Permission Full S106	12/01067/FULM	100	Deliverable
773	Park Lane, the Bungalow	Under Construction	11/01204/FUL	1	Deliverable
171	Reindeer Road 1 (land adj)	Planning Permission Full	12/00854/REM	1	Deliverable
162	Buxton Avenue and Brook End	Complete	06/00978/OUT & 08/00526/REM	2	Complete
100	The Green, 20	Planning Permission Outline	11/01052/OUT	4	Deliverable
807	Brook End, land off	Planning Permission Outline	12/00356/OUT	3	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
849	Lichfield Street, 267	Planning Permission Full	13/00088/COU	1	Deliverable

Table B.110

ID: 94		Settlement: Fazeley		Location: Aldin Cloase, land off, Mile Oak		Ward: Fazeley	
Site Area (ha): 8.24	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 8.24		Density Rate (dph): 40		
Yield Note: 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 250 which is approx 30dph, but has not provided scheme to demonstrate.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. 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.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 10 years							
0-5 years		6-10 years		11-15 years			
75		123		-			
Proposed Yield: 198				Current Deliverability: Deliverable			

Table B.111

ID: 95		Settlement: Fazeley		Location: Lichfield Street/Park Lane, land off		Ward: Fazeley	
Site Area (ha): 1.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.93		Density Rate (dph): 40		
Yield Note: 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 60 which is approx 30dph.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 5 years							

ID: 95	Settlement: Fazeley	Location: Lichfield Street/Park Lane, land off	Ward: Fazeley
Within Conservation Area. 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.		Proposed Yield: 62	Current Deliverability: Deliverable

Table B.112

ID: 96	Settlement: Fazeley	Location: Fazeley (Gould's) Saw Mill, Timber Yard	Ward: Fazeley	
Site Area (ha): 0.62	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.62	Density Rate (dph): 50
Yield Note: 50dph @ 80% has been used as it is felt a high density can be achieved on this site but there is a need to also provide a suitable mix. A higher yield may be possible as application for 104 refused.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area. Loss of Grade 3 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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Developer has not demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 25		Current Deliverability: Deliverable

Table B.113

ID: 97	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley	
Site Area (ha): 0.48	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: pre-app discussions taking place with proposed yield of 28. Likely to reduce with revised plans to accommodate increase in amenity space.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Part of the sites is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear. Within Conservation Area. Loss of Grade 3 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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints, pre app discussions ongoing. Further work required, considered that commencement not imminent.
		When is site likely to come forward?: 0 - 5 years		

ID: 97	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.114

ID: 140	Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley
Site Area (ha): 5.22	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.29
			Density Rate (dph): 40
Yield Note: Area for residential omits size of site ID 95. 40dph@60% to reflect existing character and grain of nearby			
Currently Suitable? Yes		Currently Available? Yes	
		Currently Achievable? Yes	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
Achievability Notes: No known constraints.			
When is site likely to come forward?: 0 - 10 years			
Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		0-5 yeras	6-10 years
Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. Site has potential for protected species.		75	4
		11-15 years	
		-	
		Proposed Yield: 79	
		Current Deliverability: Deliverable	

Table B.115

ID: 440	Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
Site Area (ha): 0.22	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.22
			Density Rate (dph): 30
Yield Note: 30dph to reflect existing character of settlement. Presence of TPO may affect density.			
Currently Suitable? Yes		Currently Available? Yes	
		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. The 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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
Achievability Notes: If access can be achieved then no known constraints.			
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 7	
		Current Deliverability: Deliverable	

Table B.116

ID: 472	Settlement: Fazeley	Location: Sutton Road, Bangley Farm	Ward: Fazeley
Site Area	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.63
			Density Rate (dph): 40

ID: 472		Settlement: Fazeley		Location: Sutton Road, Bangley Farm		Ward: Fazeley			
(ha): 10.63									
Yield Note: 40dph@60%									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>The loss of Grade 2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>			
								When is site likely to come forward?: 0 - 10 years	
				0-5 years		6-10 years		11-15 years	
				150		105		-	
				Proposed Yield: 255		Current Deliverability: Deliverable			

Table B.117

ID: 495		Settlement: Fazeley		Location: Land west of Sir Robert Peel Hospital		Ward: Fazeley			
Site Area (ha): 4.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.5	Density Rate (dph): 30					
Yield Note: Yield proposed by agent 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 102.									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>			
								When is site likely to come forward?: 0 - 10 years	
				0-5 years		6-10 years		11-15 years	
				75		27		-	
				Proposed Yield: 102		Current Deliverability: Deliverable			

Table B.118

ID: 723		Settlement: Fazeley		Location: Gainsborough Drive, 1, Mile Oak		Ward: Fazeley	
Site Area (ha): 0.15	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.15	Density Rate (dph): 30			
Yield Note: Planning application currently being considered for 2 dwellings							

ID: 723	Settlement: Fazeley	Location: Gainsborough Drive, 1, Mile Oak	Ward: Fazeley
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.		Availability Notes: Planning application currently submitted	Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 2	Current Deliverability: Deliverable

Table B.119

ID: 116	Settlement: Fazeley	Location: Petrol Station	Ward: Fazeley
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 3.5
Yield Note: Based on conversion of part of LB and construction of new flats			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area and involves Listed Building so careful design needed. The loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.		Availability Notes: Site currently used as petrol station. No indication that owner wishes to develop.	Achievability Notes: Consider need to remediate site - may affect viability.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 10	Current Deliverability: Developable

Table B.120

ID: 200	Settlement: Fazeley	Location: Coleshill Street, 59	Ward: Fazeley
Site Area (ha): 0.22	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.07
Yield Note: Yield based on expired planning permissions			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. The 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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: If access can be achieved then no known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 2	Current Deliverability: Developable

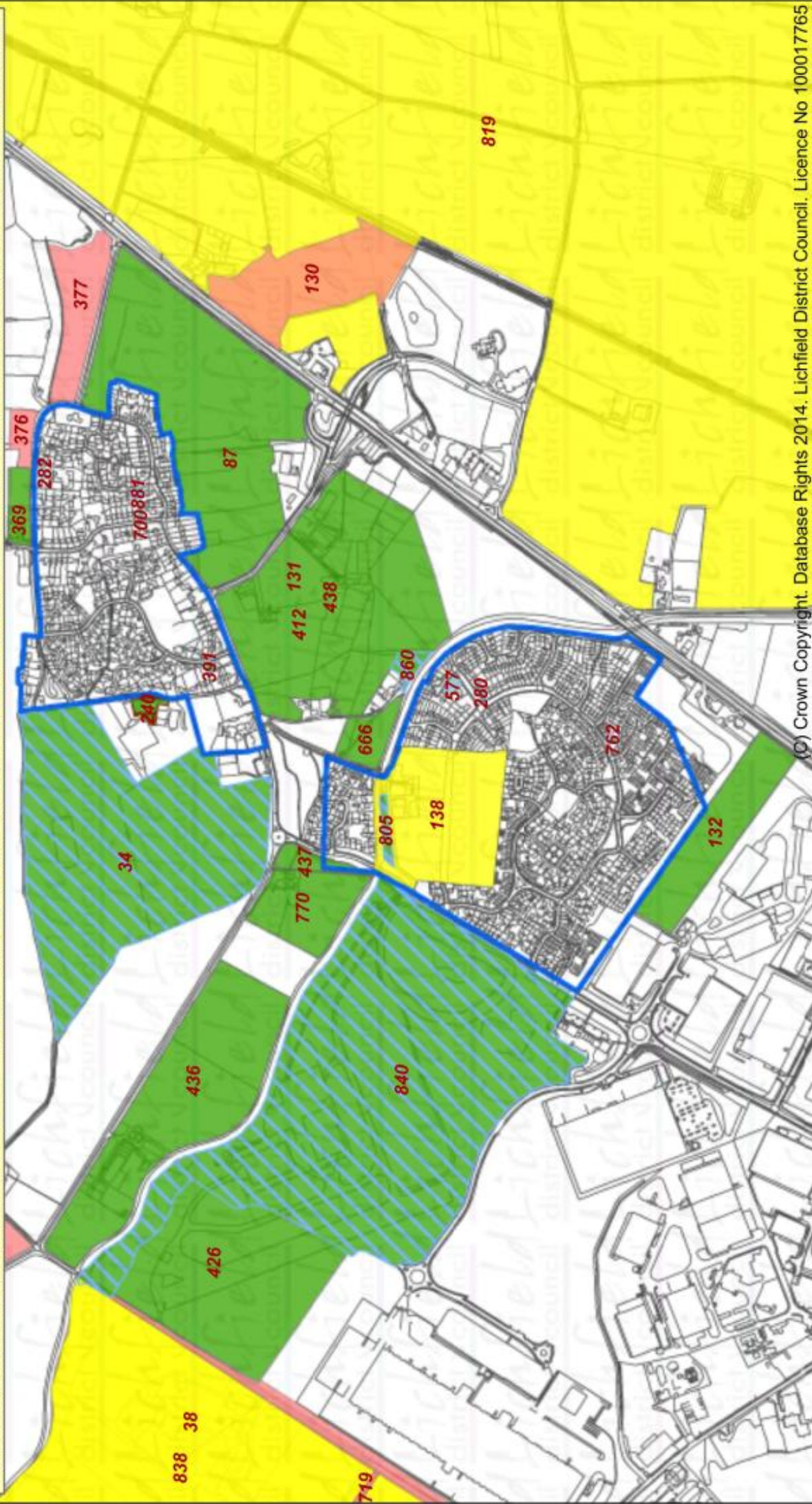
Table B.121

ID: 764	Settlement: Fazeley	Location: Tolsons Industrial Estate		Ward: Fazeley
Site Area (ha): 1.9	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.62	Density Rate (dph): 35
Yield Note: Yeild of 35 dph felt appropriate given the surrounding built form.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? No
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area. Loss of Grade 3 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. Identified with Employment Land Review as a site that should no longer be included in the emolument land portfolio.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unsure of achieveability due to multiple ownerships on site.
		When is site likely to come forward?: 05-10 years		
		Proposed Yield: 60		Current Deliverability: Developable

Table B.122

B.11 Fradley

No decision has been taken to 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.



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Fradley

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Fradley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
34	Old Hall Farm, Fradley	Planning Permission Outline s106 (resolution to grant)	13/00633/OUTM	250	Deliverable
577	Jordan Close, 3	Complete	09/00164/FUL	3	Complete
282	Hatching Tan, Dunmore Hay Lane	Complete	02/00495/FUL	1	Complete
240	Old Hall Lane, Old Hall Farm	Under Construction	06/00471/COU	7 (5 remaining)	Deliverable
280	Worthington Road, 81	Complete	06/01023/FUL	1	Complete
625	Cowhill Lane, Fox Meadow Farm	Complete	09/01074/COU	1	Deliverable
700	Long Lane, 4	Planning Permission Full	10/01354/FUL	1	Deliverable
762	Forrester Close, Pumping Station	Planning Permission Full	11/01286/FUL	1	Deliverable
391	Church Lane, Church Farm	Planning Permission Full	12/00417/FUL	1	Deliverable
805	Bridge Farm Lane, Bridge Farm	Planning Permission Full	12/00908/COU	1	Deliverable
840	Gorse Lane, land off, Fradley Park	Planning Permission Outline	10/01498/OUTMEI	750	Deliverable (upto 375 dwellings in 0-5 years)
860	Heath Gap, Bear Cottage	Planning Permission Full	13/00750/FUL	1	Deliverable
881	Church Lane, 42 Fradley Cottage	Planning Permission Full	13/01089/FUL	1	Deliverable

Table B.123

ID: 87		Settlement: Fradley		Location: Fradley Lane, land off		Ward: Alrewas and Fradley	
Site Area (ha): 14.57	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 7.18		Density Rate (dph):		
Yield Note: Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.							
Currently Suitable? Yes			Currently Available? Yes			Currently Achievable? Yes	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.			Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 5 years							
0-5 years		6-10 years		11-15 years			

ID: 87	Settlement: Fradley	Location: Fradley Lane, land off		Ward: Alrewas and Fradley
Loss of Grade 3 Agricultural Land may need justification. An SBI & BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	150	122	-	
	Proposed Yield: 272		Current Deliverability: Deliverable	

Table B.124

ID: 131	Settlement: Fradley	Location: Fradley Lane		Ward: Alrewas and Fradley
Site Area (ha): 1.45	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.4	Density Rate (dph): 40
Yield Note: yield included under site 438. (Approx - 45 on site)				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints. Could come forward either on its own or as part of a larger scheme for site 87 or 438. When is site likely to come forward?: 0 - 5 years		Achievability Notes: No known constraints.
		Proposed Yield: -	Current Deliverability: Deliverable	

Table B.125

ID: 132	Settlement: Fradley	Location: South Fradley		Ward: Alrewas and Fradley
Site Area (ha): 3.97	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.97	Density Rate (dph): 40
Yield Note: 40dph@60%				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site has potential for protected species.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: 0 - 10 years		Achievability Notes: No known constraints.
		0-5 years	6-10 years	11-15 years
		75	20	-

ID: 132	Settlement: Fradley	Location: South Fradley	Ward: Alrewas and Fradley
Impact of noise from associated uses and A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 95	Current Deliverability: Deliverable

Table B.126

ID: 369	Settlement: Fradley	Location: Dunmore Hay Lane	Ward: Alrewas and Fradley	
Site Area (ha): 0.67	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.67	Density Rate (dph): 40
Yield Note: 40dph@80%				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 21		Current Deliverability: Deliverable

Table B.127

ID: 412	Settlement: Fradley	Location: Fradley Lane/Church Lane	Ward: Alrewas and Fradley	
Site Area (ha): 8.21	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.6	Density Rate (dph): 40
Yield Note: yield included under site 438 (approx 158 on site)				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				

ID: 412	Settlement: Fradley	Location: Fradley Lane/Church Lane	Ward: Alrewas and Fradley
Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: -	Current Deliverability: Deliverable

Table B.128

ID: 426	Settlement: Fradley	Location: Gorse Lane, land off, Fradley Park		Ward: Alrewas and Fradley
Site Area (ha): 12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12	Density Rate (dph): -
Yield Note: Yield based on information published by agent.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		When is site likely to come forward?: 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		250		-
		Proposed Yield: 250		Current Deliverability: Deliverable

Table B.129

ID: 436	Settlement: Fradley	Location: Hay End Lane		Ward: Alrewas and Fradley
Site Area (ha): 10.19	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.19	Density Rate (dph): 40
Yield Note: 40dph@60%				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		When is site likely to come forward?: 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		Proposed Yield: 250		Current Deliverability: Deliverable

ID: 436 Settlement: Fradley		Location: Hay End Lane		Ward: Alrewas and Fradley
Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	75	175	-	
	Proposed Yield: 245			Current Deliverability: Deliverable

Table B.130

ID: 437	Settlement: Fradley		Location: Common Lane, west of		Ward: Alrewas and Fradley
Site Area (ha): 0.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.57	Density Rate (dph): 40	
Yield Note: 40dph@80% agent proposes 7 dwellings on 0.39ha which equates to 18dph, considered too low hence standard application.					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Site is within the Fradley Strategic Development Allocation within the Local Plan Strategy. Access to the site needs to be identified. Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: 0 - 5 years		Achievability Notes: No known constraints.
			Proposed Yield: 18		Current Deliverability: Deliverable

Table B.131

ID: 438 Settlement: Fradley		Location: Church Lane			Ward: Alrewas and Fradley
Site Area (ha): 10.74	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 2.69		Density Rate (dph): 40
Yield Note: indicative at 60% at 30dph					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.			Availability Notes: Multiple ownerships, but agent advises they are working together. When is site likely to come forward?: 0 - 5 years		Achievability Notes: No known constraints.
			0-5 years	6-10 years	11-15 years
			150	109	-

ID: 438	Settlement: Fradley	Location: Church Lane	Ward: Alrewas and Fradley
Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 259	Current Deliverability: Deliverable

Table B.132

ID: 666	Settlement: Fradley	Location: land off Common Lane	Ward: Alrewas and Fradley
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01
Yield Note: Indicative using 80% @ 40dph			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Multiple ownerships, but agent advises they are working together.	Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 24	Current Deliverability: Deliverable

Table B.133

ID: 770	Settlement: Fradley	Location: Hay End Lane, land off (Brookfield Farm)	Ward: Alrewas and Fradley
Site Area (ha): 2.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.62
Yield Note: 30dph @ 60%			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? No
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable. Outside settlement. Site is within the Fradley Strategic Development Allocation within the Local Plan Strategy. Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Availability of land has been confirmed by land owner through submission to call for sites.	Achievability Notes: Owner states that two accesses to the site are available from Hay End Lane.
When is site likely to come forward?: 0-5 years			
		Proposed Yield: 47	Current Deliverability: Deliverable

Table B.134

ID: 138	Settlement: Fradley	Location: Bridge Farm		Ward: Alrewas and Fradley
Site Area (ha): 6.69	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 6.69	Density Rate (dph): 40
Yield Note: See also site 412 and 438. 40dph @ 60%				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable upon completion of the Local Centre. Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Owner has indicated that does not wish to develop at present and has put forward part of site for an alternative use - sports pitches for community use. When is site likely to come forward?: 6 - 10 years		Achievability Notes: No known constraints.
		Proposed Yield: 160	Current Deliverability: Developable	

Table B.135

ID: 130	Settlement: Fradley	Location: Roman Road		Ward: Alrewas and Fradley
Site Area (ha): 5.08	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 5.08	Density Rate (dph): 40
Yield Note: 40dph@60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary and not in close proximity to services and facilities. 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. Site has potential for protected species. Impact of noise from A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -		Achievability Notes: No known constraints.
		Proposed Yield: 122	Current Deliverability: Not Developable	

Table B.136

ID: 376	Settlement: Fradley	Location: Dunmore Hay Lane, (Site A)		Ward: Alrewas and Fradley
Site Area (ha): 0.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.5	Density Rate (dph): 40
Yield Note: 40dph@80%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No

ID: 376		Settlement: Fradley		Location: Dunmore Hay Lane, (Site A)		Ward: Alrewas and Fradley	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
<p>When is site likely to come forward?: -</p>							
				<p>Proposed Yield: 16</p>		<p>Current Deliverability: Not Developable</p>	

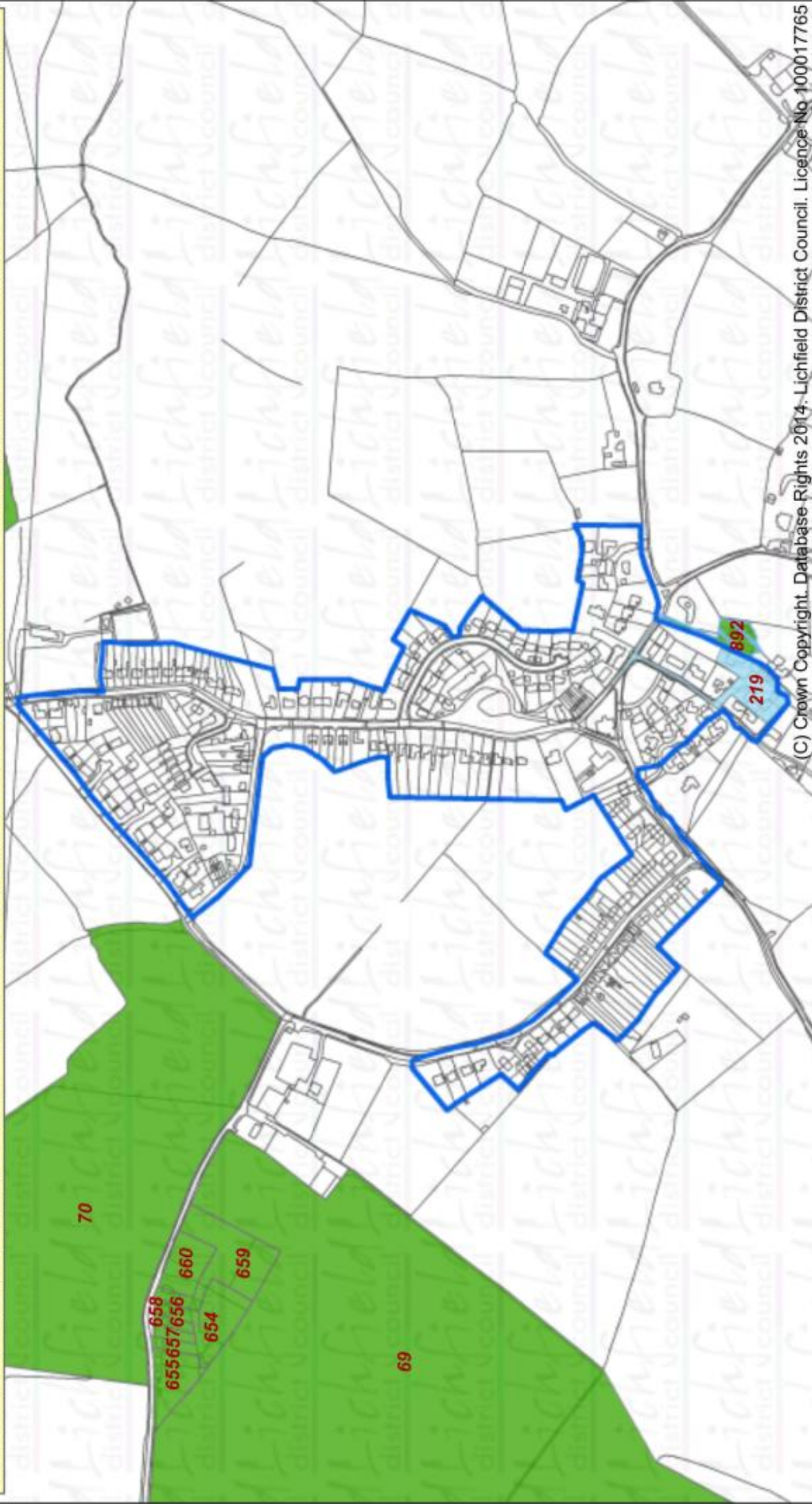
Table B.137

ID: 377		Settlement: Fradley		Location: Dunmore Hay Lane, (Site B)		Ward: Alrewas and Fradley	
<p>Site Area (ha): 2.43</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 2.43</p>	
<p>Density Rate (dph): 40</p>							
<p>Yield Note: 40dph@60%</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable?No</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
<p>When is site likely to come forward?: -</p>							
				<p>Proposed Yield: 58</p>		<p>Current Deliverability: Not Developable</p>	

Table B.138

B.12 Hammerwich

No decision has been taken to 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.



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Hammerwich

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



ID	Location	Source	Planning Application No.	Net Yield	Deliverability
219	Hammerwich House Farm	Complete	05/00894/FUL	5	Complete
892	Hall Lane, Hammerwich House Farm	Planning Permission Full	13/01052/COU	1	Deliverable

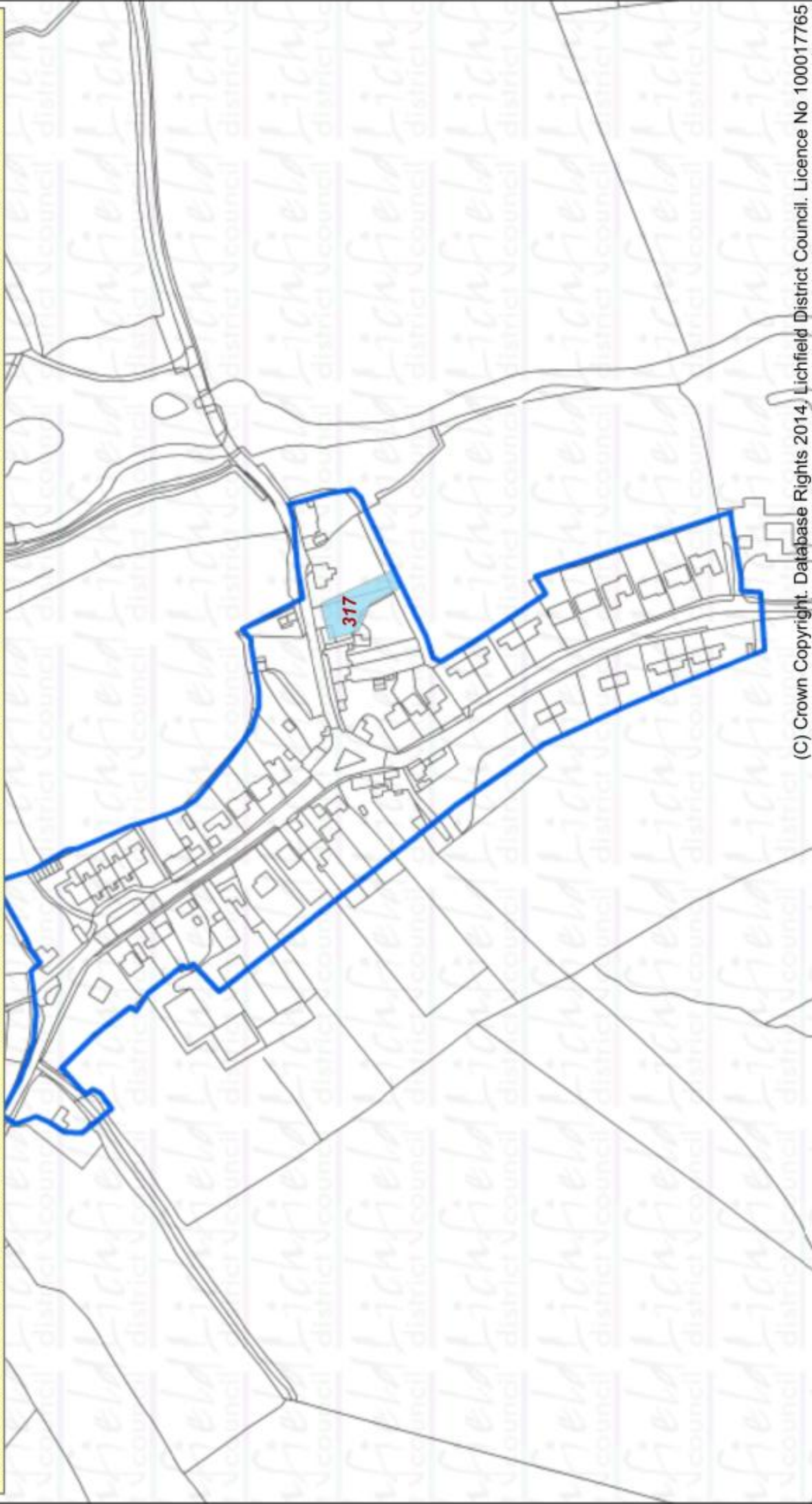
Table B.139

ID: 701		Settlement: Hammerwich		Location: Stockhay Lane, land rear 37		Ward: Hammerwich	
Site Area (ha): 1.6		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 1.6	
Yield Note: Based on 80% at 30dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable (Burntwood).</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. May however, depend on other sites in the area coming forward.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 38		Current Deliverability: Deliverable	

Table B.140

B.13 Hamstall Ridware

No decision has been taken to 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.



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Hamstall Ridware

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE

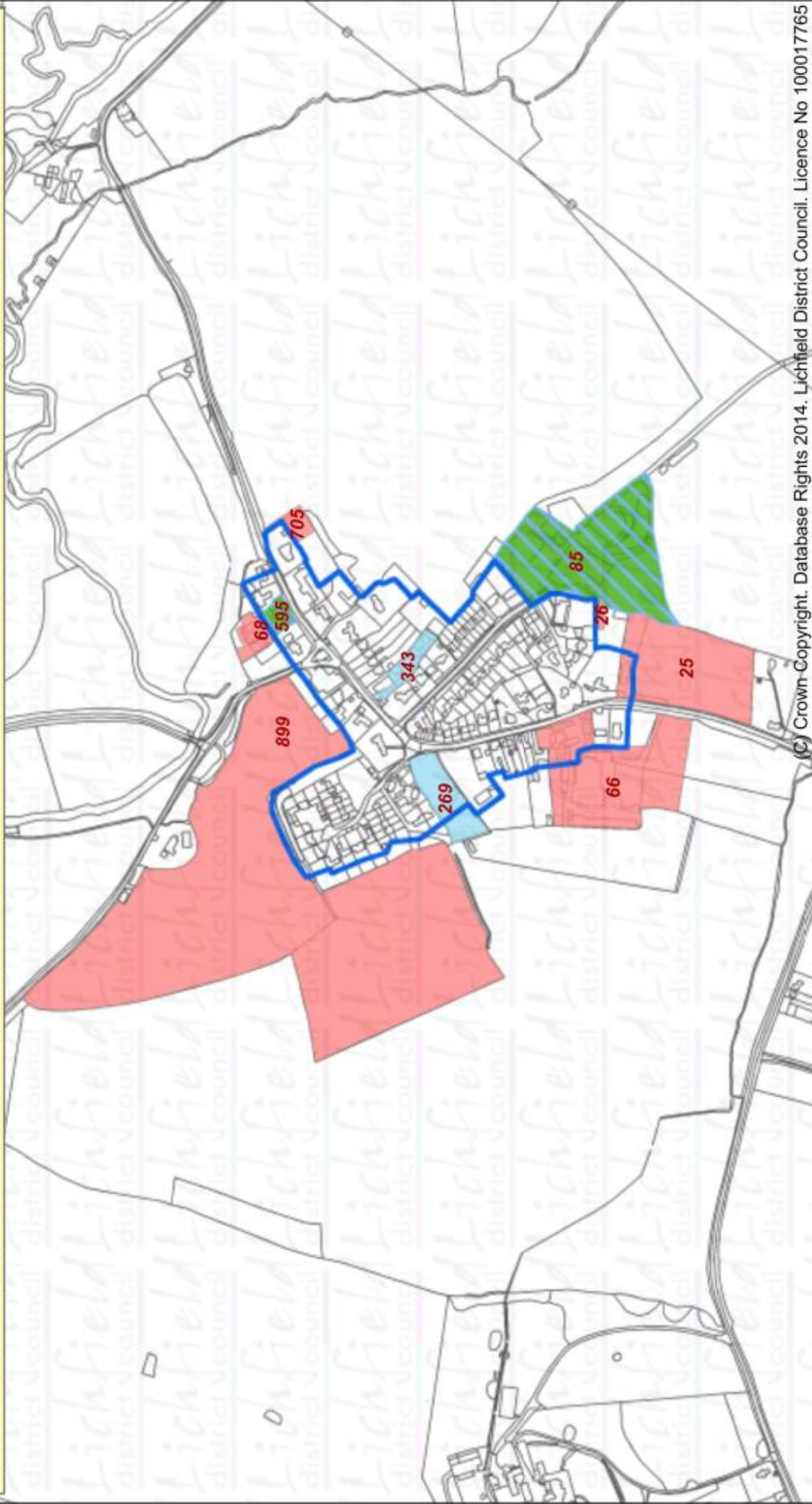
Hamstall Ridware

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
317	Yoxall Road, Mill House	Complete	04/01362/COU	1	Complete

Table B.141

B.14 Harlaston

No decision has been taken to 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.



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Harlaston

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Harlaston

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
269	Churchside, The Old Rectory	Complete	06/00856/FUL	1	Complete
343	The Green Yard	Complete	05/00760/FUL	2	Complete
595	Haunton Road, The Homestead	Planning Permission Full	08/01217/FUL	1	Deliverable
85	Manor Lane, Fishpits Farm	Planning Permission Full	12/00044/FULM	14	Deliverable

Table B.142

ID: 25	Settlement: Harlaston	Location: Main Road		Ward: Mease and Tame
Site Area (ha): 1.35	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.35	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 32	Current Deliverability: Not Developable	

Table B.143

ID: 26	Settlement: Harlaston	Location: Main Road		Ward: Mease and Tame
Site Area (ha): 0.02	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.02	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Suitable access</p>

ID: 26		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>						<p>required. Unknown how measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			
				<p>Proposed Yield: 1</p>		<p>Current Deliverability: Not Developable</p>	

Table B.144

ID: 66		Settlement: Harlaston		Location: Church Farm		Ward: Mease and Tame	
<p>Site Area (ha): 1.6</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 1.6</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 8 appropriate.</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Remediation of site may be required but unlikely to affect viability. Unknown how measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			
				<p>Proposed Yield: 38</p>		<p>Current Deliverability: Not Developable</p>	

Table B.145

ID: 68		Settlement: Harlaston		Location: Haunton Road, The Homestead		Ward: Mease and Tame	
<p>Site Area (ha): 0.25</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 0.25</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 3 appropriate accounting for ex house.</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			

ID: 68	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
<p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		Proposed Yield: 8	Current Deliverability: Not Developable

Table B.146

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House	Ward: Mease and Tame	
Site Area (ha): 0.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate (dph):
Yield Note: as indicated by landowner				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.147

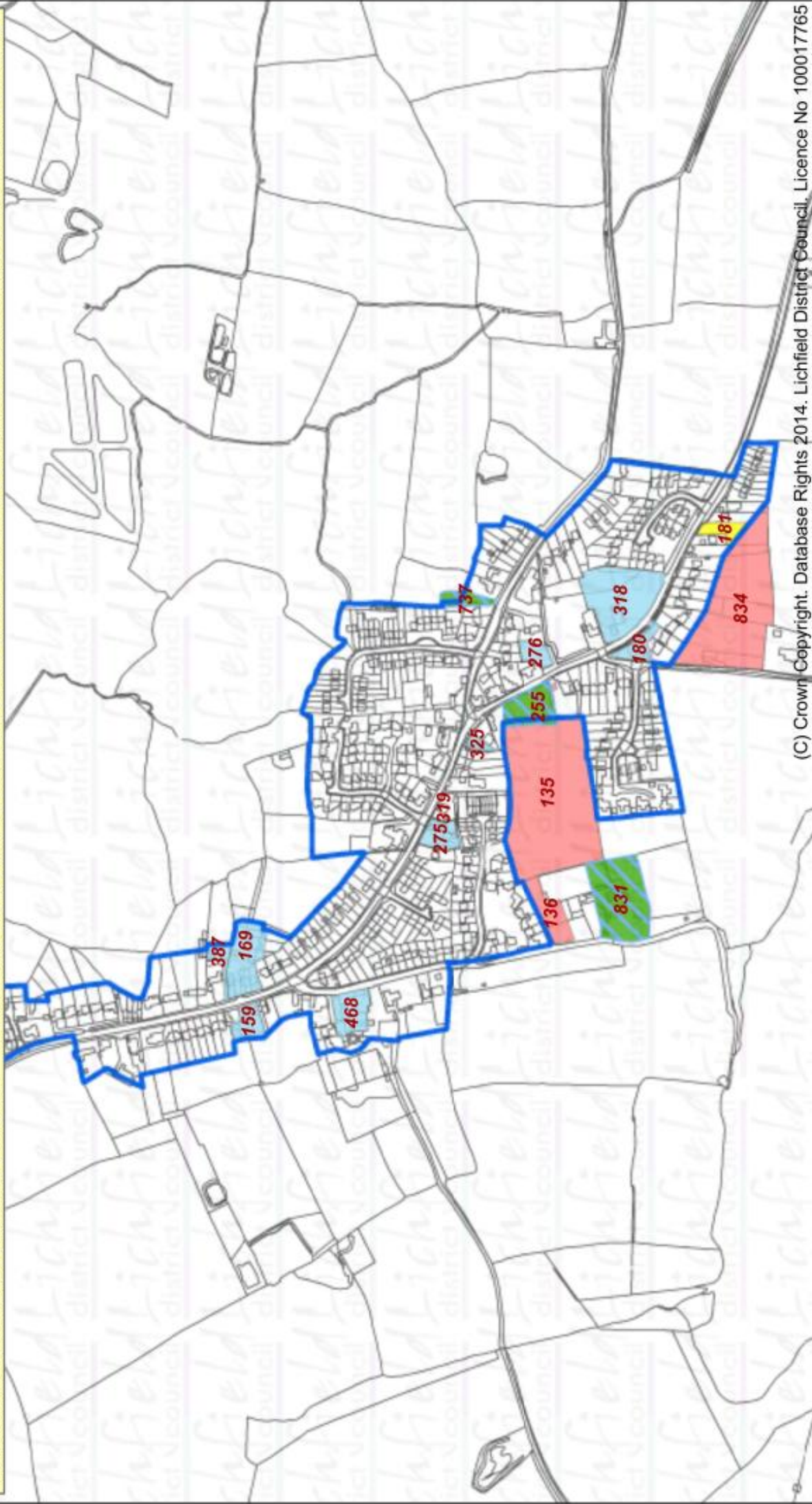
ID: 899	Settlement: Harlaston	Location: Scotland Lane, Harlaston	Ward: Mease and Tame	
Site Area (ha): 8.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.23	Density Rate (dph): 30
Yield Note: 30dph@60% used to reflect surrounding character and grain of adjacent settlement. I				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>

ID: 899	Settlement: Harlaston	Location: Scotland Lane, Harlaston	Ward: Mease and Tame
<p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>	<p>Proposed Yield: 190</p>	<p>Current Deliverability: Not Developable</p>	

Table B.148

B.15 Hill Ridware

No decision has been taken to 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.



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Hill Ridware

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Hill Ridware

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
318	The Cottage	Complete	00/01097/FUL	1	Complete
159	Abbeylands Cottage, 11 Rake End	Complete	07/00317/REM	1	Complete
180	Uttoxeter Road, 43a	Complete	07/00583/OUT	1	Complete
319	Hathaway, 95 Manley Road	Complete	00/00850/FUL	1	Complete
387	Rake End, Rear of Rake End House	Complete	04/00459/OUT	1	Complete
468	Wade Lane Farm, Hill Ridware	Complete	96/00666/FUL	1	Complete
325	Uttoxeter Road, 73	Complete	03/01414/FUL	2	Complete
275	Uttoxeter Road, 95	Complete	07/00077/FUL	3	Complete
169	Orchard Farm, Hill Ridware	Complete	07/01215/FUL	9	Complete
276	Uttoxeter Road, 56	Complete	07/00864/FUL	2	Complete
255	Royal Oak, land adj	Planning Permission Full	11/01141/FUL	9	Deliverable
737	School Lane, Avondale	Planning Permission Full	11/00775/FUL	3	Deliverable
831	Wade Lane, Ridware Hall	Planning Permission Full	13/00138/FUL	1	Deliverable

Table B.149

ID: 181	Settlement: Hill Ridware	Location: Uttoxeter Road, between 21 & 23		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.09	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 30
Yield Note: Yield based on previous planning application which has now expired				
Currently Suitable? No		Currently Available? No		Currently Achievable? Yes
Suitability Notes: The site is within the village boundary, and planning permission has been granted previously. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Developable

Table B.150

ID: 135	Settlement: Hill Ridware	Location: Uttoxeter Road		Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.97	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 1.74	Density Rate (dph): 30
Yield Note: Size of site minus site 255 - 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent (Outline Planning Application granted permission after base date of this assessment)</p>		<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: -		
		Proposed Yield: 42	Current Deliverability: Not Developable	

Table B.151

ID: 136	Settlement: Hill Ridware	Location: Wade Street		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.2	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: -		
		Proposed Yield: 6	Current Deliverability: Not Developable	

Table B.152

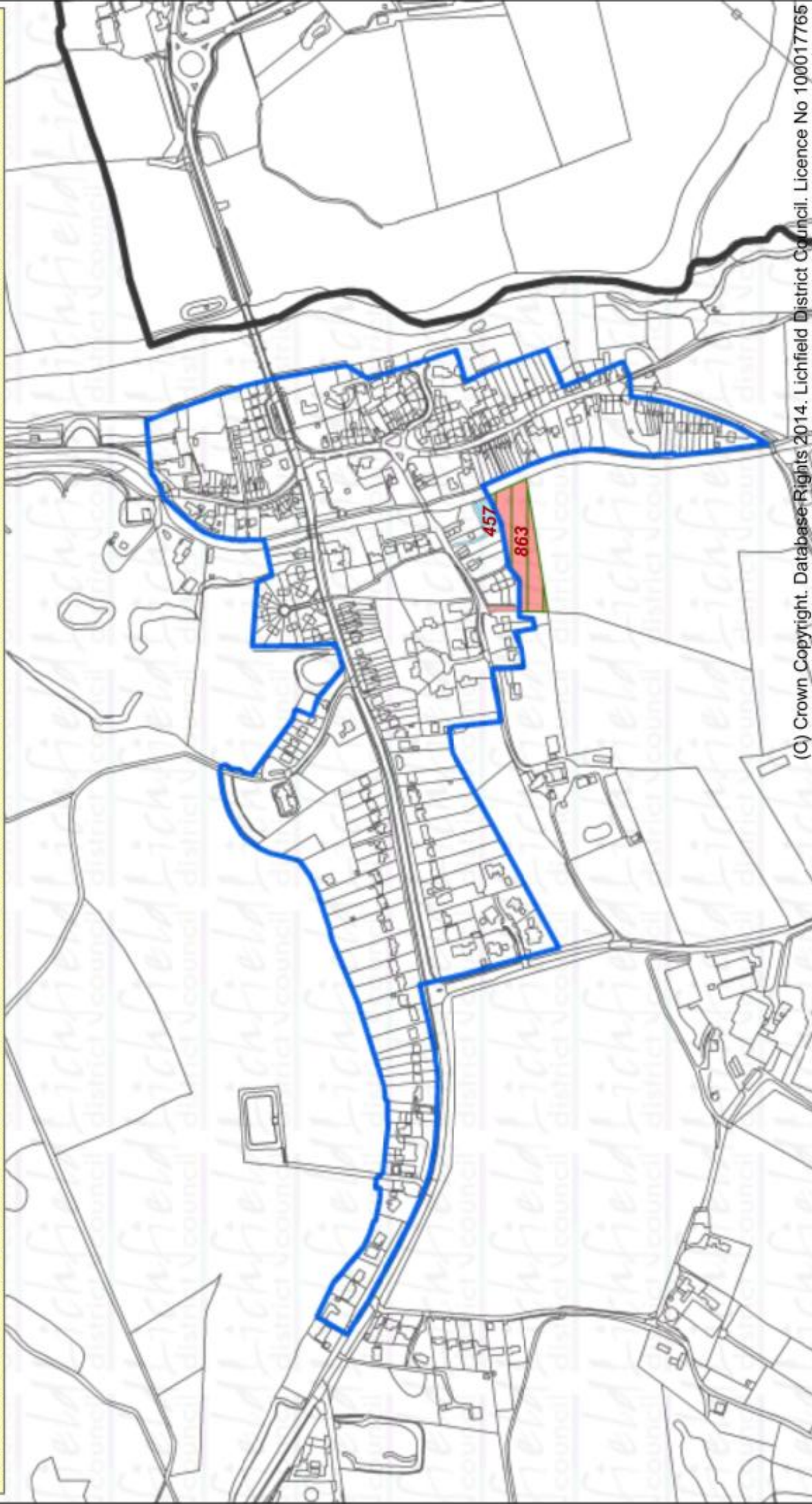
ID: 834	Settlement: Hill Ridware	Location: Church Lane, land south of Hill Ridware		Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.1	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of settlement				

ID: 834	Settlement: Hill Ridware	Location: Church Lane, land south of Hill Ridware	Ward: Colton and Mavesyn Ridware
Currently Suitable? No	Currently Available? Yes	Currently Achievable? Yes	
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints</p>	
	When is site likely to come forward?: -		
	Proposed Yield: 26	Current Deliverability: Not Developable	

Table B.153

B.16 Hopwas

No decision has been taken to 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.



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Hopwas

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Hopwas

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
457	Nursery Lane, land rear of 17	Complete	07/00916/FUL	1	Complete

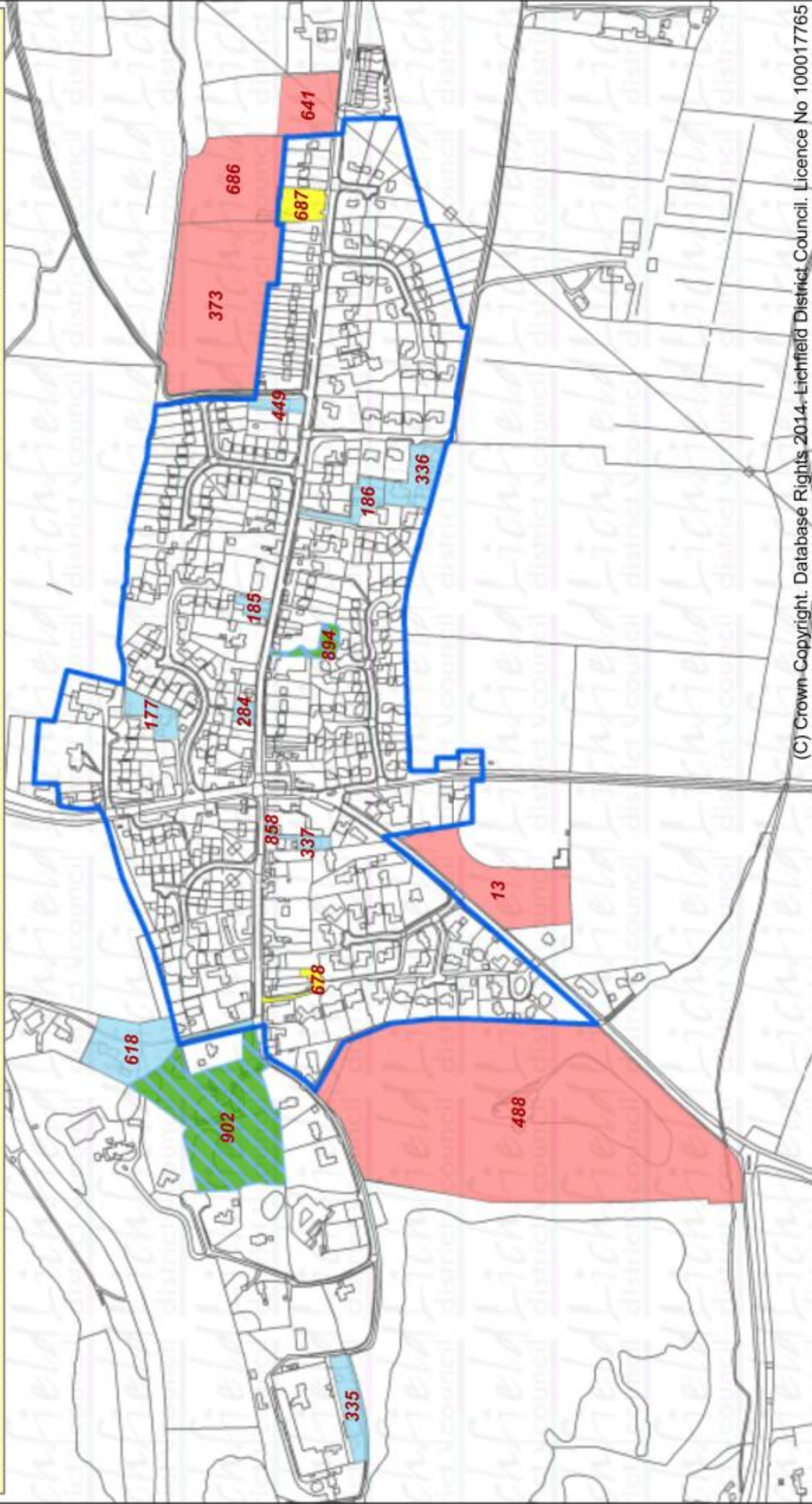
Table B.154

ID: 863		Settlement: Hopwas		Location: Nursery Lane, land off		Ward: Stonnall	
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30			
Yield Note: 30dph @ 100% has been used							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? No		
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Is within 1000m of SBI and ancient woodland. Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Green Belt. Site is adjacent to Conservation Area.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>		
			When is site likely to come forward?: -				
			Proposed Yield: 12		Current Deliverability: Not Developable		

Table B.155

B.17 Kings Bromley

No decision has been taken to 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.



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Kings Bromley

NOT TO SCALE

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
177	The Hollies, land rear of	Complete	04/00730/OUT	1	Complete
185	Alrewas Road, land adj 31	Complete	04/01247/FUL	1	Complete
186	Alrewas Road, land adj 52	Complete	03/01208/FUL	2	Complete
449	Alrewas Road, 63	Complete	07/00977/FUL	1	Complete
284	Alrewas Road, 17	Complete	03/01018/COU	1	Complete
335	Manor Bungalow, Manor Park	Complete	04/00365/FUL	1	Complete
337	Manor Road, rear of 3	Complete	05/00786/FUL	1	Complete
618	Manor Walk, land rear of	Complete	04/01133/FUL	1	Complete
336	Vicarage Lane, 8	Complete	06/00066/FUL	3	Complete
858	Manor Road, 1 The Old Forge	Planning Permission Full	13/00896/COU	1	Deliverable
894	Alrewas Road, land off 26 & 28	Planning Permission Full	13/01057/FUL	1	Deliverable
902	Manor Park, Manor Croft	Planning Permission Full	13/01249/FUL	3	Deliverable

Table B.156

ID: 678		Settlement: Kings Bromley		Location: Manor Road 25, Manor Cottage		Ward: Kings Bromley	
Site Area (ha): 0.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.06	Density Rate (dph): -			
Yield Note: Based on expired planning permission.							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? Yes		
Suitability Notes: 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 improve its sustainability. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Expired Planning permission.		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 5		Current Deliverability: Developable		

Table B.157

ID: 687		Settlement: Kings Bromley		Location: Alrewas Road, 107		Ward: Kings Bromley	
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): 30			
Yield Note: 30dph@100%							

ID: 687	Settlement: Kings Bromley	Location: Alrewas Road, 107	Ward: Kings Bromley
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: 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 improve its sustainability. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years	
		Proposed Yield: 5	Current Deliverability: Developable

Table B.158

ID: 13	Settlement: Kings Bromley	Location: Lichfield Road	Ward: Kings Bromley
Site Area (ha): 0.89	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.66
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement. Area suggested by agent.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: 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 improve its sustainability. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints
		When is site likely to come forward?: -	
		Proposed Yield: 16	Current Deliverability: Not Developable

Table B.159

ID: 373	Settlement: Kings Bromley	Location: Alrewas Road, rear of 67-105	Ward: Kings Bromley
Site Area (ha): 1.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.88
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how

ID: 373	Settlement: Kings Bromley	Location: Alrewas Road, rear of 67-105	Ward: Kings Bromley
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Floodzone 2(part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>measures to improve sustainability or SFRA recommendation would impact on viability.</p>
		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 45</p>	<p>Current Deliverability: Not Developable</p>

Table B.160

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley	
<p>Site Area (ha): 6.69</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 6.69</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@80%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.</p>
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 120</p>	<p>Current Deliverability: Not Developable</p>	

Table B.161

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley	
<p>Site Area (ha): 0.38</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.38</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@100%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: 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 improve its sustainability.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how</p>

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	
		Proposed Yield: 11	Current Deliverability: Not Developable

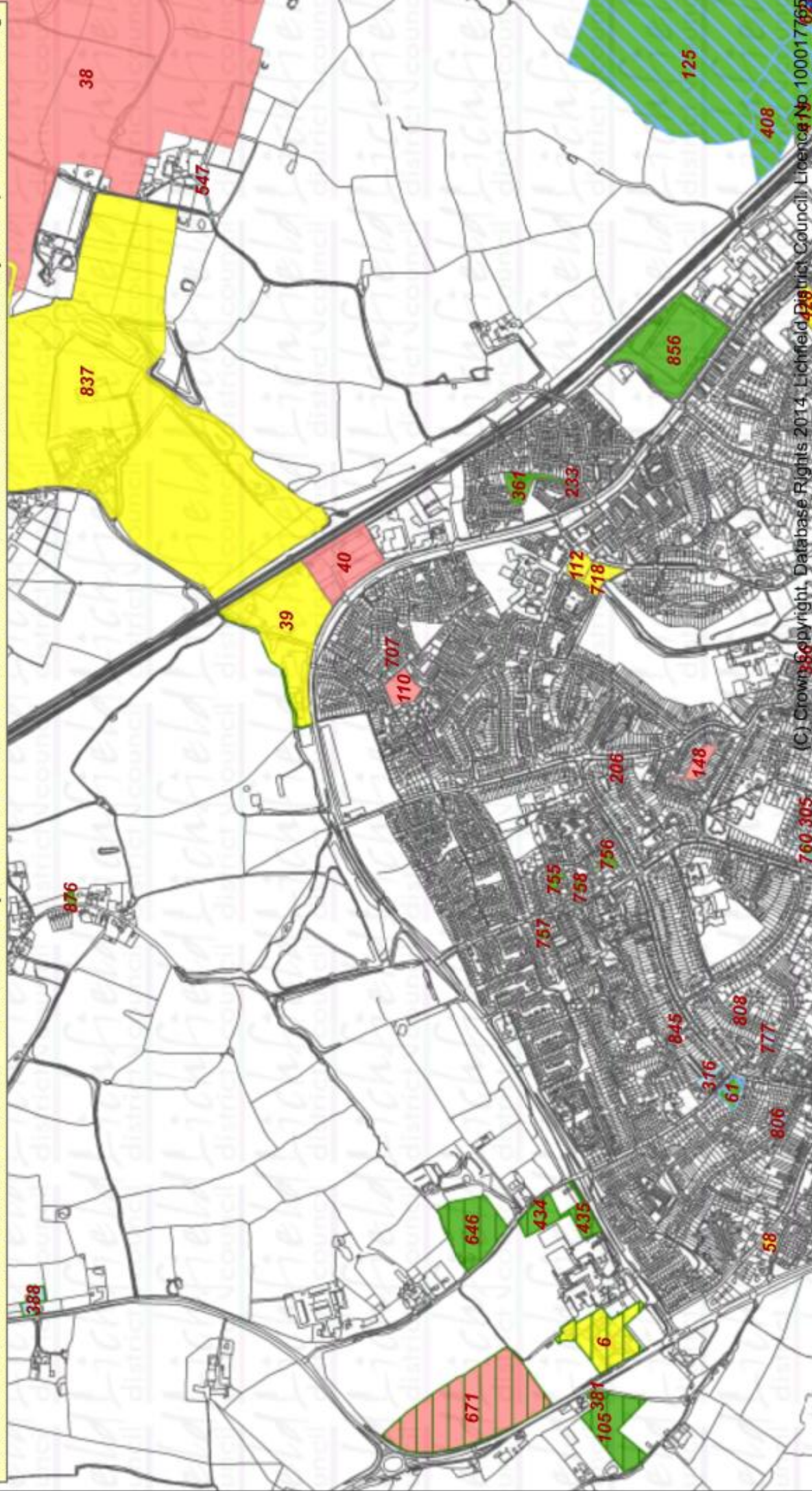
Table B.162

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley
Site Area (ha): 0.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.88
Yield Note: based on 30dph@80%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: 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 improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 21	Current Deliverability: Not Developable

Table B.163

B.18 Lichfield

No decision has been taken to 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.



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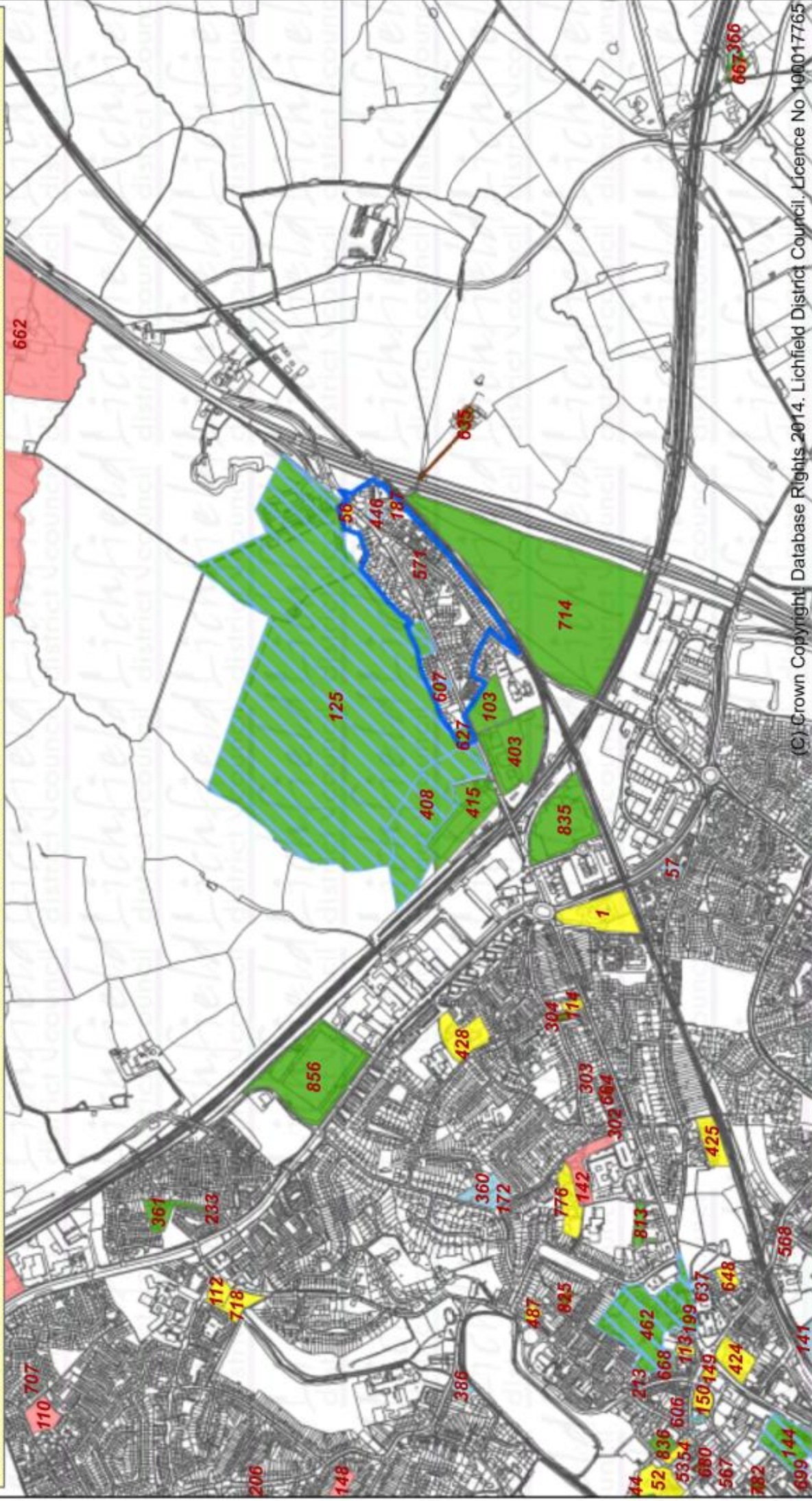
Lichfield (North)

SHLAA Sites 2013-2014

- Complete
 - Deliverable
 - Developable
 - Not Developable
- Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE

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



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Lichfield (East)

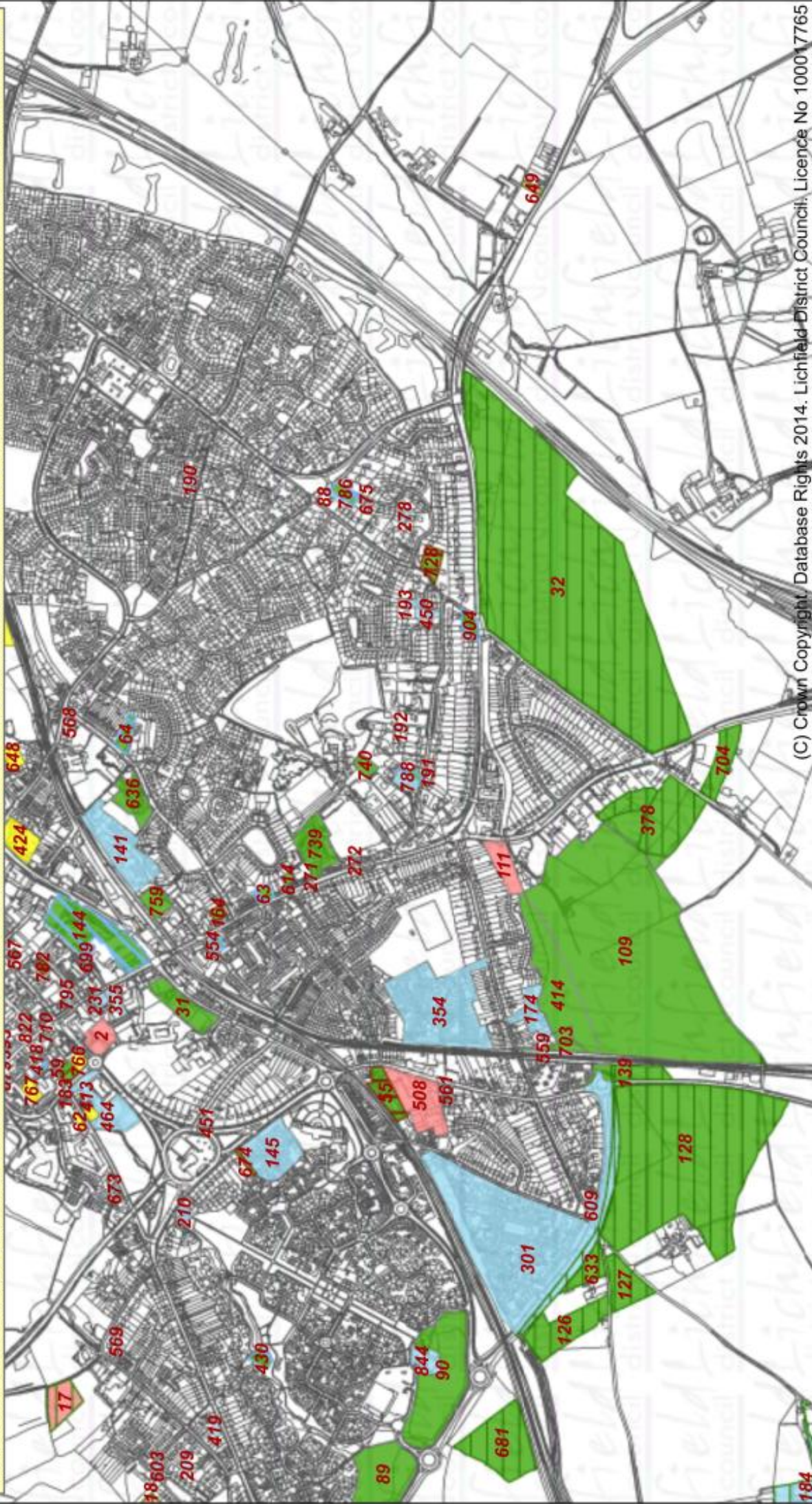
SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Site with Planning Permission
- Site under construction
- Green Belt site
- Settlement Boundary
- District Boundary

NOT TO SCALE



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



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Lichfield (South)

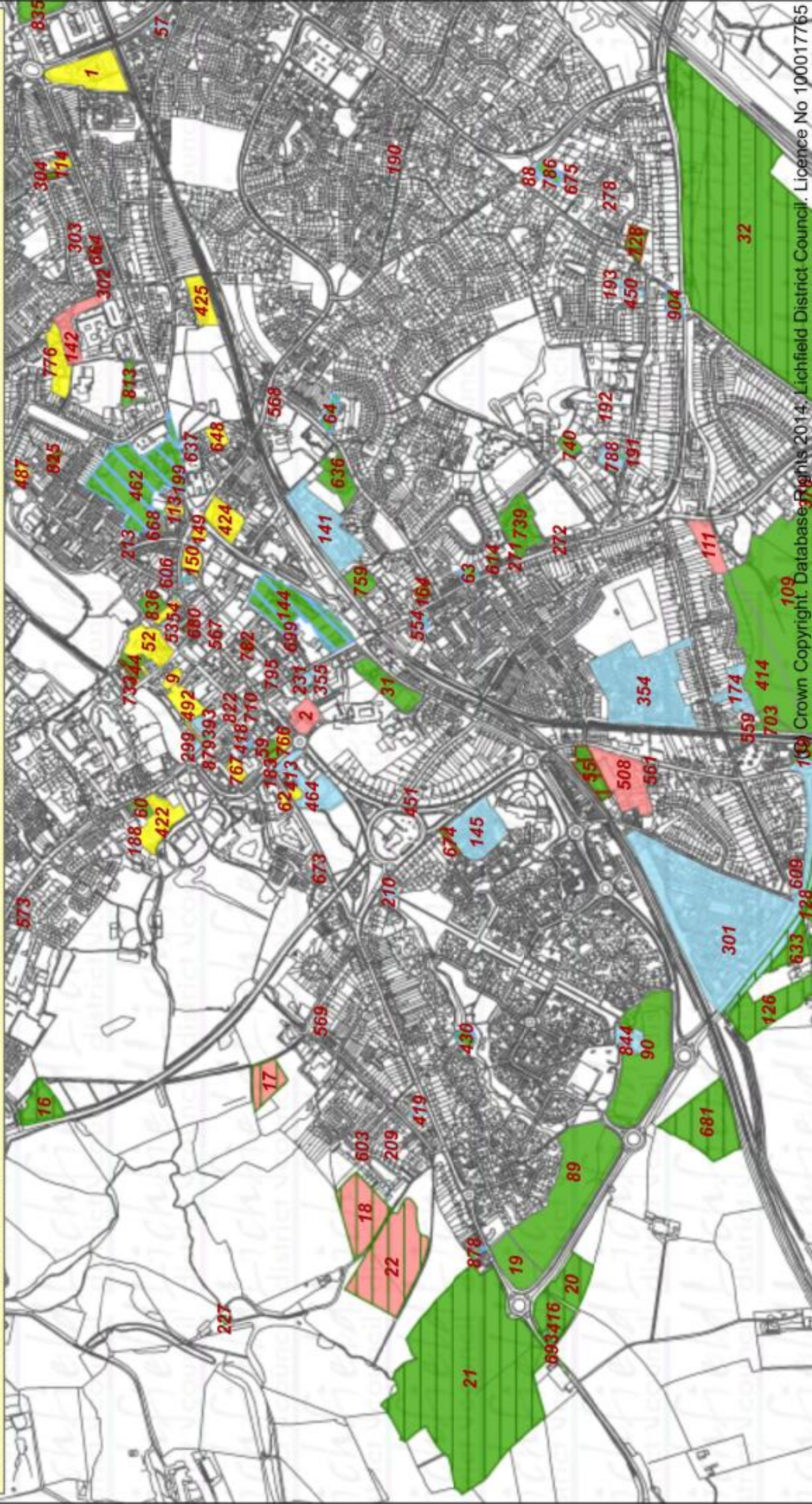
SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



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



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Lichfield (West)

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

NOT TO SCALE



Lichfield

D	Location	Source	Planning Application No.	Net Yield	Deliverability
0	Burton Old Road, Laburnum House	Complete	07/00867/COU	1	Complete
1	Friary Avenue, 2	Complete	07/00937/FUL	1	Complete
3	Greenhough Road, land adj 10	Complete	08/01014/FUL	1	Complete
5	Upper St John Street, 76	Complete	08/01083/COU	1	Complete
8	Leomansley View, 21	Complete	09/00357/FUL	1	Complete
2	George Lane, 56	Complete	06/00627/FUL	2	Complete
2	Upper St John Street, 217	Complete	05/00044/FUL	2	Complete
6	Brownsfield Road, 2a	Complete	07/00171/OUT	4	Complete
6	Chesterfield Road	Complete	06/00764/FUL	230	Complete
4	City Wharf	Complete	06/00308/REM	132	Complete
8	Beacon Croft, Shaw Lane	Complete	07/00003/FUL	1	Complete
6	Boley Cottage Farm	Complete	03/01485/FUL	1	Complete
9	Borrowcop Lane, 25	Planning Permission Outline	11/00749/OUT	1	Deliverable
2	Borrowcop Lane, 39	Complete	06/00084/FUL	1	Complete
9	Church Street, 17	Complete	03/00111/COU	1	Complete
3	Netherstowe Lane, 131	Complete	02/01191/FUL	1	Complete
0	Tamworth Street, 30	Complete	05/00576/COU	1	Complete
2	Trent Valley Road, 23	Complete	03/00615/FUL	1	Complete
8	Valley Lane, 100	Complete	05/00222/FUL	1	Complete
5	Gaiafields Road, 5	Complete	06/00758/FUL	1	Complete
5	St John Street, St Johns House, 28	Complete	03/01404/COU	1	Complete
6	Oakley House Hotel	Complete	02/00091/COU	3	Complete
5	Sturgeons Hill, 8	Complete	08/00139/FUL	1	Complete
9	Borrowcop Lane, 69	Complete	07/00297/FUL	2	Complete
2	Wentworth Drive, 15	Complete	06/00993/FUL	2	Complete
4	Valley Lane, land adj 38	Complete	04/00014/FUL	2	Complete
6	Upper St John Street, 135-139	Complete	02/00485/FUL	2	Complete
8	Bird Street, 7	Complete	07/00351/FUL	2	Complete
2	Rocklands House (Gatehouse Nursery)	Complete	06/00824/OUT	3	Complete

D	Location	Source	Planning Application No.	Net Yield	Deliverability
7	Austin Cote Farm	Complete	07/00449/OUT	4	Complete
4	Shortbutts Lane, land adj 65-67	Complete	07/01128/FUL	4	Complete
6	Shortbutts Lane, land rear of 73	Complete	07/00228/FUL	4	Complete
6	Weston Road, 132-134	Complete	00/00952/FUL	4	Complete
5	Upper St John Street, 74	Complete	08/00695/FUL	5	Complete
1	Marlborough House, 26, St John Street	Complete	07/01157/FUL	9	Complete
2	Arts Centre, Bird Street	Complete	04/00805/FUL	12	Complete
3	Bird Street, 26-28	Complete	06/01107/FULM	19	Complete
4	Bison Concrete	Complete	03/01507/REM	175	Complete
7	Norwich Close, 28	Complete	10/01367/FUL	1	Complete
5	St Johns Street, 13	Complete	12/00303/COU	3	Complete
4	Cherry Orchard, land off	Under Construction	06/00931/FUL	9 (7 remaining)	Deliverable
3	Tamworth Street, 19a	Complete	08/01284/FUL & 10/00719/FUL	5	Complete
6	Wyrley Close, land corner of	Complete	08/00500/FUL	1	Complete
6	Trent Valley Road, 53	Under Construction	10/00151/FUL	1	Deliverable
6	Walsall Road, land rear Evenley	Complete	10/01113/FUL	1	Complete
2	Friary Road, 2	Complete	07/00587/COU	2	Complete
6	Fosseway, land at Fosseway Cottage	Complete	09/00172/FUL	2	Complete
2	Christ Church Lane, land at Easter Hill	Complete	07/00542/FUL	1	Complete
8	Victoria Hospital	Complete	08/00716/REMM	61	Complete
3	St Michaels School	Complete	11/00643/FUL	7	Complete
6	Borrowcop Lane, 65	Complete	07/00924/FUL	2	Complete
3	Dam Street 30, Pool House	Under Construction	11/00377/FUL	3 (1 remaining)	Deliverable
6	Christ Church Lane, 27	Complete	08/00924/FUL	1	Complete
8	Quarry Hills Lane, land adj Garthfell House	Complete	10/01070/FUL	1	Complete
2	Christ Church Lane, 95	Complete	07/01226/FUL	1	Complete
6	Cherry Orchard, land adj 2	Complete	08/00240/FUL	1	Complete
5	Dyott Close, land rear of 1	Planning Permission Full	08/01148/FUL & 14/00229/FUL	1	Deliverable

D	Location	Source	Planning Application No.	Net Yield	Deliverability
3	Walsall Road, Abbey House	Complete	10/00360/COU	1	Complete
3	Upper St John Street, 80a	Complete	10/01101/COU	1	Complete
5	Frog Lane, Holme 20	Complete	10/01397/COU	1	Complete
8	Dam Street, 18	Complete	10/01580/COU	1	Complete
4	Walsall Road, Blair House	Planning Permission Full	11/00878/FUL	2	Deliverable
4	Bird Street, 6a	Complete	09/00339/FUL	2	Complete
6	Lombard Street, 10	Planning Permission Full	12/00700/FUL	2	Deliverable
6	Tamworth Street, 7-9 Victoria Wine	Complete	10/00727/FUL	2	Complete
3	Sandyway Farm, 251 Walsall Road	Planning Permission Full	10/00580/COU	3	Deliverable
7	Bird Street, 11	Complete	10/00926/COU	3	Complete
2	Church Street, Tesco Store	Planning Permission Full	07/00369/FULM	22	Deliverable
4	Birmingham Road, Redevelopment Area	Planning Permission Full	06/00555/FULM	46	Deliverable
4	The Friary, The Friary Car Park	Complete	08/00119/FULM	85	Complete
6	1 Beecroft Avenue	Planning Permission Full	11/01180/OUT & 12/00869/FUL	2	Deliverable
7	Upper St Johns Street, 78	Planning Permission Full	11/01127/COU	2	Deliverable
2	Quarry Hills Lane 4 and 5	Under Construction	08/01305/FUL	3	Deliverable
3	Sandford Street, adj 31a	Under Construction	10/00303/FULM	7	Deliverable
5	Birmingham Road, Malthouse	Under Construction	08/00589/FULM	41 (25 remaining)	Deliverable
3	Burton Road, 25	Planning Permission Outline	12/00823/OUT	1	Deliverable
3	Burton Road, 45	Planning Permission Outline	11/00865/OUT	3	Deliverable
3	Friary Road, land adj 24	Under Construction	11/01055/FUL	1	Deliverable
6	Bird Street, 28	Complete	11/01360/COU	3	Complete
7	Swallow Croft, 22	Complete	12/00163/FUL	1	Complete
2	Wade Street, 53 (Bank Chambers)	Under Construction	12/00244/COU	2	Deliverable
6	Gorse Lane, 2	Planning Permission Full	11/01363/FUL	1	Deliverable

D	Location	Source	Planning Application No.	Net Yield	Deliverability
8	Borrowcop Lne, 19	Complete	11/01282/FUL	3	Complete
6	Ferndale Road, 22	Planning Permission Full	12/00671/FUL	1	Deliverable
8	Giffords Croft, 5	Complete	12/00960/FUL	1	Complete
2	Bird Street, 16A, Three Spires House	Complete	12/01245COU	3	Complete
3	Lunns Croft, Guides Hut	Under Construction	12/01145/COU	1	Deliverable
4	Stoneyland Drive, Saxon Penny PH	Complete	12/01236/FUL	1	Deliverable
8	Windmill Lane, 2a	Complete	13/00214/FUL	1	Deliverable
4	Beacon Gardens, land adj 20	Planning Permission Full	13/00761/FUL	1	Deliverable
8	Walsall Road, 192	Planning Permission Outline	13/00712/OUT	1	Deliverable
3	Bird Street, 30-36	Planning Permission Full	13/00303/COU	7	Deliverable
4	Tamworth Road, Quarry Lodge	Planning Permission Full	14/00110/FUL	1	Deliverable
6	Grange Lane, The Windmill PH	Planning Permission Full	12/01057/FULM	12	Deliverable
3	Upper St Johns Street, The Greyhound PH	Planning Permission Outline	13/00505/OUT	8	Deliverable
4	Cherry Orchard, 41	Planning Permission Full s106	11/01326/FUL	8	Deliverable
1 & 8	Burton Road, Streethay House Farm	Planning Permission Outline s106 (resolution to grant)	12/00746/OUTMEI	750 (375 within 0-5 years)	Deliverable
4	Tamworth Street 1,3,5	Under Construction	13/01007/COU	2	Deliverable

Table B.164

ID: 16	Settlement: Lichfield		Location: Shingle Cottage, south of		Ward: Leomansley
Site Area (ha): 0.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.78	Density Rate (dph): 30	
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints

ID: 16		Settlement: Lichfield		Location: Shingle Cottage, south of		Ward: Leomansley	
<p>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>Loss of Grade 2 Agricultural Land may need justification. Site falls within FOM and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 19		Current Deliverability: Deliverable	

Table B.165

ID: 19		Settlement: Lichfield		Location: Walsall Road Recreation Zone (Northern Section)		Ward: Leomansley	
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30			
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Recreation Zone. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
						Proposed Yield: 24	

Table B.166

ID: 20		Settlement: Lichfield		Location: Abnalls Lane, Sandyway Farm		Ward: Leomansley	
Site Area (ha): 0.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.9	Density Rate (dph): 30			
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	

ID: 20	Settlement: Lichfield	Location: Abnalls Lane, Sandyway Farm	Ward: Leomansley
Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 22	Current Deliverability: Deliverable

Table B.167

ID: 21	Settlement: Lichfield	Location: Land at Hilltop Grange	Ward: Leomansley
Site Area (ha): 13.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 13.93
Density Rate (dph): 40			
Yield Note: 40dph@60%. Recreation uses may be proposed on part of the site.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
Suitability Notes: The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
Achievability Notes: No known constraints		When is site likely to come forward?:	
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		0-5 years	6-10 years
Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		150	184
		Proposed Yield: 334	Current Deliverability: Deliverable

Table B.168

ID: 31	Settlement: Lichfield	Location: Birmingham Road, land adj to St John's Hospice	Ward: Leomansley
Site Area (ha): 0.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.93
Density Rate (dph): 50			
Yield Note: 50dph@80%. Apartments are expected and yield reflect this and need for sensitive design. TPO may affect design and yield.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement.		Availability Notes: Pre-app discussions have taken place and indicate relocation of courts could take place and building started within 5 years.	
Redevelopment would see loss of courts contrary to guidance within the NPPF. Replacement facilities of similar or improved quality would need to be constructed first.		Achievability Notes: No known constraints	
Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		When is site likely to come forward?: 0 - 5 years	

ID: 31	Settlement: Lichfield	Location: Birmingham Road, land adj to St John's Hospice	Ward: Leomansley
		Proposed Yield: 37	Current Deliverability: Deliverable

Table B.169

ID: 32	Settlement: Lichfield	Location: Cricket Lane		Ward: St Johns						
Site Area (ha): 25.36	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 1.52	Density Rate (dph): 30						
Yield Note: Yield of 450 proposed for site through Main Modifications to the Local Plan Strategy.										
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes						
<p>Suitability Notes: The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local network requiring investment in mitigation measures.</p> <p>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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. (Proposed to be allocated through modifications to the Local Plan Strategy)</p> <p>When is site likely to come forward?: 0 - 5 years</p> <table border="1"> <tr> <td>0-5 years</td> <td>6-10 years</td> <td>11-15 years</td> </tr> <tr> <td>150</td> <td>300</td> <td>-</td> </tr> </table> <p>Proposed Yield: 450</p>		0-5 years	6-10 years	11-15 years	150	300	-	<p>Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.</p> <p>Current Deliverability: Deliverable</p>
0-5 years	6-10 years	11-15 years								
150	300	-								

Table B.170

ID: 44	Settlement: Lichfield	Location: Cross Keys, St Chads House		Ward: Stowe
Site Area (ha): 0.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.23	Density Rate (dph):
Yield Note: yield proposed by owner/agent				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Within Conservation Area. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning application 09/00830/COU approved for change of use to offices but has been promoted by the owner/agent for residential</p> <p>When is site likely to come forward?: 0 - 5 years</p>		<p>Achievability Notes: SFRA is likely to be required, but if conversion of existing building unlikely to impact.</p>

ID: 44	Settlement: Lichfield	Location: Cross Keys, St Chads House	Ward: Stowe
		Proposed Yield: 12	Current Deliverability: Deliverable

Table B.171

ID: 59	Settlement: Lichfield	Location: Sandford Street, 29	Ward: Leomansley
Site Area (ha): 0.08	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 0.08
Yield Note: yield proposed by agent to match adjacent site in their ownership and with planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Allocated as Business Area in saved Local Plan policy. Proposed mixed use scheme would be acceptable.</p> <p>Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: No known constraints. Applicant owns adjacent site with planning permission and may come forward as comprehensive scheme.</p>	<p>Achievability Notes: Impact of Ancient Monument can be addressed by sensitive design as adjacent site.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 10	Current Deliverability: Deliverable

Table B.172

ID: 60	Settlement: Lichfield	Location: Beacon Street, Angel Croft Hotel	Ward: Leomansley
Site Area (ha): 0.17	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.17
Yield Note: Yield based on submitted planning application.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Listed Building and Conservation Area, likely that conversion is required.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p>Water tunnel lies underneath car park. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning permission approved after base date of assessment.</p>	<p>Achievability Notes: Sensitive conversion of LB required.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 9	Current Deliverability: Deliverable

Table B.173

ID: 89	Settlement: Lichfield	Location: Walsall Road, Recreation Zone	Ward: Leomansley
Site Area (ha): 4.45	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 4.45
Yield Note: landowner has suggested up to 100 units on sites 89 and 90			

ID: 89		Settlement: Lichfield		Location: Walsall Road, Recreation Zone		Ward: Leomansley	
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Recreation Zone. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. (Planning permission granted after base date of assessment)</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 40		Current Deliverability: Deliverable	

Table B.174

ID: 90		Settlement: Lichfield		Location: Walsall Road, Hallam Park		Ward: Leomansley	
Site Area (ha): 3.78		Source: Submission		Proposal: Mixed		Size of Proposed Residential (ha): 3.78	
Yield Note: landowner has suggested up to 100 units on sites 89 and 90							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Recreation Zone. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. (Planning permission granted after base date of assessment)</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 60		Current Deliverability: Deliverable	

Table B.175

ID: 103		Settlement: Lichfield		Location: Burton Road, land off		Ward: Whittington	
Site Area (ha): 0.96		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.96	
Yield Note: a dph of 40 @ 60%							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how</p>	

ID: 103	Settlement: Lichfield	Location: Burton Road, land off	Ward: Whittington
<p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Former employment. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			measures to mitigate highway impact may affect viability but unlikely to have significant impact.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 38	Current Deliverability: Deliverable

Table B.176

ID: 105	Settlement: Lichfield	Location: Cross In Hand Lane	Ward: Longdon
Site Area (ha): 1.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.64
Yield Note: 30dph@80% reflect existing character and grain of settlement.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2/3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 39	Current Deliverability: Deliverable

Table B.177

ID: 109	Settlement: Lichfield	Location: Shortbutts Lane, south of	Ward: St Johns
Site Area (ha): 19.83	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):
Yield Note: Yeild based on planning application submitted for site.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent (Planning permission granted after base date of assessment).</p>	<p>Achievability Notes: Part of larger site</p>

ID: 109 Settlement: Lichfield		Location: Shortbutts Lane, south of		Ward: St Johns
<p>Part within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		proposing mix of uses. Agent confirms development at this scale is achievable.		
		When is site likely to come forward?:		
		0-5 years	6-10 years	11-15 years
		150	300	-
Proposed Yield: 450			Current Deliverability: Deliverable	

Table B.178

ID: 126		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns
Site Area (ha): 1.52	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.2	Density Rate (dph): 30		
Yield Note: 30dph@80% reflect existing character and grain of settlement.						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
			When is site likely to come forward?: 0 - 5 years			
			Proposed Yield: 36		Current Deliverability: Deliverable	

Table B.179

ID: 127		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns
Site Area (ha): 0.94	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.75	Density Rate (dph): 30		
Yield Note: 30dph@80% reflect existing character and grain of settlement.						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p>			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Part of larger site	

ID: 127	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
<p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>proposed mix of uses. Agent confirms development at this scale is achievable.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 23	Current Deliverability: Deliverable

Table B.180

ID: 128	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
Site Area (ha): 13.6	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: Yield of 450 proposed for site through Main Modifications to the Local Plan Strategy.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes			
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. (Site proposed to be allocated through modifications to the Local Plan Strategy)</p>	
		Achievability Notes: Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
When is site likely to come forward?: 0 - 10 years			
0-5 years		6-10 years	
11-15 years			
150		300	
		Proposed Yield: 450	Current Deliverability: Deliverable

Table B.181

ID: 139	Settlement: Lichfield	Location: Birmingham Road	Ward: St Johns
Site Area (ha): 0.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: likely to come forward as part of wider development, under site 109			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes			
<p>Suitability Notes: Adjacent to a sustainable settlement of Lichfield. Proposed wider development considered to assist in providing sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
		Achievability Notes: No known constraints	

ID: 139	Settlement: Lichfield	Location: Birmingham Road	Ward: St Johns
<p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>When is site likely to come forward?: 0 - 5 years</p> <p>Proposed Yield: yield included on site 109</p>	<p>Current Deliverability: Deliverable</p>

Table B.182

ID: 361	Settlement: Lichfield	Location: Netherstowe House	Ward: Srowe	
Site Area (ha): 0.59	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.59	Density Rate (dph):
Yield Note: yield based on proposal for apartments				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Close proximity to Listed Building so may need careful design to protect the character and setting. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 10	Current Deliverability: Deliverable	

Table B.183

ID: 378	Settlement: Lichfield	Location: London Road (22)/Knowle Lane	Ward: St Johns	
Site Area (ha): 1.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.07	Density Rate (dph): 40
Yield Note: 40dph @ 60% has been used although developer suggests scheme of 22dph and 15dph which is considered too low. Area is minus part of site 109 which overlaps.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Site is part within the sustainable settlement of Lichfield but is not in close proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.</p> <p>Part within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Access off Knowle Lane as proposed is unlikely to be acceptable without significant upgrade.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve access would impact on viability. However, more likely to come forward as part of wider adjacent site and access would not be improved.</p>
		When is site likely to come forward?: 0 - 5 years		

ID: 378	Settlement: Lichfield	Location: London Road (22)/Knowle Lane	Ward: St Johns
Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 58	Current Deliverability: Deliverable

Table B.184

ID: 381	Settlement: Lichfield	Location: Stafford Road (abutting)	Ward: Longdon
Site Area (ha): 0.12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.12
Yield Note: A dph of 30dph @ 60% has been used to reflect surrounding character of and grain of adjacent settlement.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is outside the sustainable settlement of Lichfield but is adjacent to sustainable settlement of Lichfield and in proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0 - 5 years	
Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 4	Current Deliverability: Deliverable

Table B.185

ID: 403	Settlement: Lichfield	Location: Trent Valley Road, former HSBC hire	Ward: Whittington
Site Area (ha): 2.4	Source: Submission	Proposal: Residential/Mixed/Parking	Size of Proposed Residential (ha): 2.4
Yield Note: 50dph @ 60% used due to proximity to public transport corridors. However, recognise lower yield may occur if mix of uses is proposed.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is outside the sustainable settlement of Lichfield but is adjacent to sustainable settlement of Lichfield and in proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to mitigate highways would impact on development but given location, a higher yield may be achievable.
Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0 - 5 years	

ID: 403	Settlement: Lichfield	Location: Trent Valley Road, former HSBC hire	Ward: Whittington
<p>SCC highlight negative impact on local road network. Former employment. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Proposed Yield: 72</p>	<p>Current Deliverability: Deliverable</p>

Table B.186

ID: 414	Settlement: Lichfield	Location: Shortbutts Lane, south of	Ward: St Johns	
<p>Site Area (ha): 3.06</p>	<p>Source: Submission</p>	<p>Proposal:</p>	<p>Size of Proposed Residential (ha):</p>	<p>Density Rate (dph):</p>
<p>Yield Note: part of a larger submitted development, yield included on site 109</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: 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.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Site likely to come forward with adjacent sites and assist in delivering by-pass. Agent confirms wider development is viable.</p>
		<p>When is site likely to come forward?: 0 - 5 years</p>		
		<p>Proposed Yield: yield included on site 109</p>	<p>Current Deliverability: Deliverable</p>	

Table B.187

ID: 415	Settlement: Lichfield	Location: Trent Valley Buffer Depot	Ward: Whittington	
<p>Site Area (ha): 1.9</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha):</p>	<p>Density Rate (dph):</p>
<p>Yield Note: planning application 00/00778/OUT for 75 dwellings (now expired)</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Planning permission has been granted previously for the re-use of the brownfield site.</p> <p>Site was allocated within the 1998 Lichfield District Local Plan, but was used as a depot whilst rail improvements were made to the west cost mainline. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Owner has advised site will come forward in the next 5 years.</p>		<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?:</p>		
		<p>0-5 years</p>	<p>6-10 years</p>	<p>0-10 years</p>
		<p>25</p>	<p>50</p>	<p>0</p>
		<p>Proposed Yield: 75</p>		<p>Current Deliverability: Deliverable</p>

Table B.188

ID: 416	Settlement: Lichfield	Location: Sandyway Farm		Ward: Leomansley
Site Area (ha): 0.87	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.87	Density Rate (dph): 40
Yield Note: as put forward by the developer				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Site is adjacent to the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Known interest and desire to develop.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 37		Current Deliverability: Deliverable

Table B.189

ID: 434	Settlement: Lichfield	Location: Grange Lane, land west of		Ward: Chadsmead
Site Area (ha): 0.64	Source: Submission	Proposal: Affordable housing / mixed	Size of Proposed Residential (ha): 0.64	Density Rate (dph): 40
Yield Note: 40dph @ 80% a lower yield than adjacent site used as no firm proposal for this site - could include open space provision.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: 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.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 20		Current Deliverability: Deliverable

Table B.190

ID: 435	Settlement: Lichfield	Location: Eastern Avenue		Ward: Chadsmead
Site Area (ha): 0.44	Source: Submission	Proposal: Affordable housing	Size of Proposed Residential (ha): 0.44	Density Rate (dph): 40

ID: 435		Settlement: Lichfield		Location: Eastern Avenue		Ward: Chadsmead	
Yield Note: yield proposed by agent at approx 93dph. Accommodation in the form of apartments							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: 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. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 41		Current Deliverability: Deliverable	

Table B.191

ID: 614		Settlement: Lichfield		Location: Upper St. John Street, 143/145		Ward: St Johns	
Site Area (ha): 0.08		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.08	
Yield Note: proposed yield of 4 as per refused planning application 09/00772/FUL.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Loss of Grade 3 agricultural land may need justification. Site may have potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Previous planning application 09/00772/FUL		Achievability Notes: Potential access issue to be resolved	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 4		Current Deliverability: Deliverable	

Table B.192

ID: 633		Settlement: Lichfield		Location: Land South of Fosseway		Ward: St Johns	
Site Area (ha): 0.17		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.17	
Yield Note: indicative yield of 5 using 80% at 40 dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	

ID: 633	Settlement: Lichfield	Location: Land South of Fosseyway	Ward: St Johns
<p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 5	Current Deliverability: Deliverable

Table B.193

ID: 636	Settlement: Lichfield	Location: Cherry Orchard, Lichfield Day Services	Ward: St Johns
Site Area (ha): 0.74	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph): 40dph			
Yield Note: yield based on 80% at 40dph			
Currently Suitable? Yes		Currently Available? Indication from the landowner that the site could come forward soon.	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Long term vision to redevelop.	Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 24	Current Deliverability: Deliverable

Table B.194

ID: 646	Settlement: Lichfield	Location: Grange Lane, land at Grange Lea	Ward: Chadsmead
Site Area (ha): 2.02	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.02
Density Rate (dph): 30			
Yield Note: yield based on indicative 30dph at 80%			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	

ID: 646	Settlement: Lichfield	Location: Grange Lane, land at Grange Lea	Ward: Chadsmead
Within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact upon these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 48	Current Deliverability: Deliverable

Table B.195

ID: 668	Settlement: Lichfield	Location: George Lane, 18	Ward: Stowe	
Site Area (ha): 0.02	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.02	Density Rate (dph): 30
Yield Note:				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 1	Current Deliverability: Deliverable

Table B.196

ID: 681	Settlement: Lichfield	Location: Land South and East of Sandyway Farm, Lichfield	Ward: Leomansley	
Site Area (ha): 2.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.23	Density Rate (dph): 30
Yield Note: based on 80% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints. Need further information in terms of access.
Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0 - 5 years		
An SBI is within 1km and the impact upon this may need further investigation.		Proposed Yield: 53		Current Deliverability: Deliverable
Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				

Table B.197

ID: 703	Settlement: Lichfield	Location: Shortbutts Lane, land south 75		Ward: St. Johns
Site Area (ha): 0.28	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.28	Density Rate (dph): 30
Yield Note: based on indicative layout				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints.</p>
			When is site likely to come forward?: 0 - 5 years	
			Proposed Yield: 4	Current Deliverability: Deliverable

Table B.198

ID: 704	Settlement: Lichfield	Location: Knowle Lane, Roman Way		Ward: St. Johns
Site Area (ha): 0.82	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.82	Density Rate (dph): 30
Yield Note: based on 80% at 30dph				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact upon this may need further investigation.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints.</p>
			When is site likely to come forward?: 0 - 5 years	
			Proposed Yield: 24	Current Deliverability: Deliverable

Table B.199

ID: 714	Settlement: Lichfield	Location: Land at Burton Old Road, Streethay		Ward: Whittington
Site Area (ha): 12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12	Density Rate (dph): 30
Yield Note: based on 60% at 30dph				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes

ID: 714 Settlement: Lichfield		Location: Land at Burton Old Road, Streethay		Ward: Whittington
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Planning permission currently exists for employment, and loss of employment land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints. May need further information in terms of access.
		When is site likely to come forward?: 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		75	141	-
		Proposed Yield: 216		Current Deliverability: Deliverable

Table B.200

ID: 739		Settlement: Lichfield		Location: King Edward VI School, Upper St John Street		Ward: St Johns
Site Area (ha): 1.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 50		
Yield Note: 50dph@80%. Apartments are expected and yield reflect this and need for sensitive design.						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Availability Notes: Pre-app discussions have indicated that site could become available within 5 years.		Achievability Notes: No known constraints	
			When is site likely to come forward?: 0 - 5 years			
			Proposed Yield: 32		Current Deliverability: Deliverable	

Table B.201

ID: 740		Settlement: Lichfield		Location: King Edward VI School, garden/allotment		Ward: St Johns
Site Area (ha): 0.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 50		
Yield Note: 50dph						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Availability Notes: Pre-app discussions have indicated that site could become available within 5 years.		Achievability Notes: No known constraints	
			When is site likely to come forward?: 0 - 5 years			

ID: 740	Settlement: Lichfield	Location: King Edward VI School, garden/allotment	Ward: St Johns
		Proposed Yield: 3	Current Deliverability: Deliverable

Table B.202

ID: 755	Settlement: Lichfield	Location: Bloomfield Crescent Garage Court	Ward: Curborough
Site Area (ha): 0.13	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.13
Yield Note: Yield proposed by Housing Association who submitted site			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Agent indicates that site could become available within 5 years.	Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 5	Current Deliverability: Deliverable

Table B.203

ID: 756	Settlement: Lichfield	Location: Bloomfield Crescent Garage Court (2)	Ward: Curborough
Site Area (ha): 0.16	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.16
Yield Note: Yeild proposed by Housing Association who submitted site			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Agent indicates that site could become available within 5 years.	Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 6	Current Deliverability: Deliverable

Table B.204

ID: 757	Settlement: Lichfield	Location: Dimbles Lane Garage Court	Ward: Chadsmead
Site Area (ha): 0.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.07
Yield Note: Yeild proposed by Housing Association who submitted site			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes

ID: 757		Settlement: Lichfield		Location: Dimbles Lane Garage Court		Ward: Chadsmead	
Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Agent indicates that site could become available within 5 years.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 3		Current Deliverability: Deliverable	

Table B.205

ID: 758		Settlement: Lichfield		Location: Hewit Close Garage Court		Ward: Curborough	
Site Area (ha): 0.07		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.07	
						Density Rate (dph): -	
Yield Note: Yeild proposed by Housing Association who submitted site							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Agent indicates that site could become available within 5 years.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 3		Current Deliverability: Deliverable	

Table B.206

ID: 759		Settlement: Lichfield		Location: City Wharf (Remaining)		Ward: Curborough	
Site Area (ha): 0.4		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.4	
						Density Rate (dph): -	
Yield Note: Yeild based on submitted planning application.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Currently has permission for office provision as part of the wider City Wharf scheme. Scheme includes large residential element as such the site should be considered suitable of residential. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Pre-app discussions on use for site indicate that residential could be achieved. Planning permission approved after base date of assessment		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 24		Current Deliverability: Deliverable	

Table B.207

ID: 813	Settlement: Lichfield	Location: Burton Old Road, Hawthorn House		Ward: Stowe
Site Area (ha): 0.23	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.23	Density Rate (dph): 40
Yield Note: 40dph @ 80% used to reflect surrounding area.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site has been marketed for sale.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 9		Current Deliverability: Deliverable

Table B.208

ID: 835	Settlement: Lichfield	Location: Trent Valley Road, Former GKN Site		Ward: Boley Park
Site Area (ha): 2.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.44	Density Rate (dph): 40
Yield Note: Yield calculated at 40dph on 60% of site				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. The site may require contamination remediation. Access to the site would likely to be from existing access road. Site is within the Cannock Chase zone of influence therefore mitigation may be required. Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development.		Availability Notes: Existing premises is vacant and has been promoted for alternative uses.		Achievability Notes: Investment in remediation may be required but due to location, a high density could be achieved to increase viability.
		When is site likely to come forward?: 0- 5 years		
		Proposed Yield: 57		Current Deliverability: Deliverable

Table B.209

ID: 836	Settlement: Lichfield	Location: Cross Keys, Former 'What' Stores		Ward: Stowe
Site Area (ha): 0.3	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.3	Density Rate (dph):
Yield Note: yield proposed by owner/agent as part of mixed used retail and apartment scheme.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.		Availability Notes: Existing store currently vacant and site has been promoted by the owner/agent for residential		Achievability Notes: -

ID: 836	Settlement: Lichfield	Location: Cross Keys, Former 'What' Stores	Ward: Stowe
Within Conservation Area. A SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 39	Current Deliverability: Deliverable

Table B.210

ID: 856	Settlement: Lichfield	Location: Eastern Avenue, Norgren Site	Ward: Stowe	
Site Area (ha): 4.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.46	Density Rate (dph): 30
Yield Note: A dph rate of 30 @ 60%.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability. Employment allocation. Does not wholly comply with current development plan policies the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is considered as part of the employment land portfolio for Lichfield District. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.		Achievability Notes: No known constraints.
		When is site likely to come forward?: -		
		Proposed Yield: 74	Current Deliverability: Developable	

Table B.211

ID: 1	Settlement: Lichfield	Location: Trent Valley Road, Lichfield Highway Depot & HWRL	Ward: Boley Park	
Site Area (ha): 1.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.37	Density Rate (dph): 50
Yield Note: Adjacent redevelopment site achieved 79 units @ 50 dph. High density likely due to proximity to public transport. 50dph@80%				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. 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. Site may have potential for protected species. SSSI located within 1km and the impact on it may need further investigation.		Availability Notes: 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.		Achievability Notes: Investment in remediation may be required but due to location, a high density could be achieved to increase viability.
		When is site likely to come forward?: 6 - 10 years		

ID: 1	Settlement: Lichfield	Location: Trent Valley Road, Lichfield Highway Depot & HWRL	Ward: Boley Park
Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 55	Current Deliverability: Developable

Table B.212

ID: 6	Settlement: Lichfield	Location: Nearfield House	Ward: Chadsmead
Site Area (ha): 2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.11
Yield Note: Yield based on conversion of existing property			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: 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.		Availability Notes: Landowner advises likely to become available after 5 years.	Achievability Notes: Scope to convert to housing.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Office use may be more appropriate.		When is site likely to come forward?: 6 - 10 years	
Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 6	Current Deliverability: Developable

Table B.213

ID: 9	Settlement: Lichfield	Location: Minster Hall Youth Centre	Ward: Stowe
Site Area (ha): 0.15	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.15
Yield Note: high density rate has been used as likely that small scale apartments could come forward.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Within Conservation Area. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site put forward by landowner although existing offices in building will need relocating, so unknown exactly when it could come forward.	Achievability Notes: Site likely to come forward with larger redevelopment scheme for Bird Street car park to provide access. Development is still achievable if it comes forward separately.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 15	Current Deliverability: Developable

Table B.214

ID: 39		Settlement: Lichfield		Location: Eastern Avenue, Integra Works		Ward: Stowe	
Site Area (ha): 2.22		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.22	
Density Rate (dph): 40							
Yield Note: Yield based on submitted planning application.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability.</p> <p>Employment allocation. Does not wholly comply with current development plan policies the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is considered as part of the employment land portfolio for Lichfield District.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Planning Permission granted after the base date of assessment.</p>		<p>Achievability Notes: No known constraints.</p>	
When is site likely to come forward?: -							
				Proposed Yield: 77		Current Deliverability: Developable	

Table B.215

ID: 52		Settlement: Lichfield		Location: Quonians Lane, The Works		Ward: Stowe	
Site Area (ha): 0.81		Source: Submission		Proposal: Mix		Size of Proposed Residential (ha):	
Density Rate (dph):							
Yield Note: Agent proposes 61 but it is felt that a lower number is more realistic due to design constraints.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Conservation Area. This is also a sensitive location with important views of the Cathedral and impact on Listed Buildings need consideration.</p> <p>Part within Floodzone 2 therefore SFRA may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Existing uses would need to be relocated first. Availability subject to instruction of the owner.</p>		<p>Achievability Notes: Level 2 SFRA may be required but affects only a small part of the site so is unlikely to affect viability.</p>	
When is site likely to come forward?: 6 - 10 years							
				Proposed Yield: 47		Current Deliverability: Developable	

Table B.216

ID: 54		Settlement: Lichfield		Location: Tamworth Street, Kwik Save		Ward: Stowe	
Site Area (ha): 0.16		Source: Survey		Proposal: Mixed		Size of Proposed Residential (ha):	
Density Rate (dph):							
Yield Note: yield proposed by agent on upper floors							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	

ID: 54	Settlement: Lichfield	Location: Tamworth Street, Kwik Save	Ward: Stowe
<p>Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Conservation Area. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p>City centre residential, opposite pubs, design of building will need to minimise noise. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Premises vacant. Site being marketed for residential uses.</p>		<p>Achievability Notes: No known constraints</p>
	<p>When is site likely to come forward?: 6 - 10 years</p>		
	<p>Proposed Yield: 15</p>		<p>Current Deliverability: Developable</p>

Table B.217

ID: 56	Settlement: Lichfield	Location: The Anchor Pub, Streethay	Ward: Whittington	
<p>Site Area (ha): 0.12</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.12</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph to reflect existing character and grain of nearby settlement.</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within Streethay, but on the edge of settlement. Not within close proximity to services and facilities or public transport. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: No indication that site is available at present. Currently open as a Public House.</p>		<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?: 6 - 10 years</p>		
		<p>Proposed Yield: 4</p>		<p>Current Deliverability: Developable</p>

Table B.218

ID: 58	Settlement: Lichfield	Location: Stafford Road, Garage 5	Ward: Leomansley	
<p>Site Area (ha): 0.08</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.08</p>	<p>Density Rate (dph): 50</p>
<p>Yield Note: 40dph to reflect existing character and grain of nearby settlement.</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Has come forward as an alternative use at present.</p>		<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?: 6 - 10 years</p>		
		<p>Proposed Yield: 4</p>		<p>Current Deliverability: Developable</p>

Table B.219

ID: 62	Settlement: Lichfield	Location: Queen Street, Depot	Ward: Leomansley	
<p>Site Area (ha): 0.07</p>	<p>Source: Urban Capacity Study</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.07</p>	<p>Density Rate (dph): 100</p>

ID: 62		Settlement: Lichfield		Location: Queen Street, Depot		Ward: Leomansley	
Yield Note: High yield proposed to reflect dph of opposite side of street and need to attain higher yield to make viable.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Contaminated land may need remediation. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Currently in use, no indication if site will come forward.		Achievability Notes: Some remediation work may be required but not thought to be extensive.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 7		Current Deliverability: Developable	

Table B.220

ID: 112		Settlement: Lichfield		Location: Purcell Avenue, Working Mens Club		Ward: Curborough	
Site Area (ha): 0.39		Source: Submission		Proposal: Mix		Size of Proposed Residential (ha): 0.2	
Yield Note: 40dph used to reflect nature and character of settlement on area outside floodzone.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Floodzone 2 (part) 3a (part) therefore SFRA may be required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Existing uses would need to be relocated first.		Achievability Notes: Measure to mitigate flooding may impact on development.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 8		Current Deliverability: Developable	

Table B.221

ID: 113		Settlement: Lichfield		Location: Duke of York PH		Ward: Stowe	
Site Area (ha): 0.1		Source: Survey		Proposal:		Size of Proposed Residential (ha):	
Yield Note: Building is listed and this may affect yield. Assumed conversion of PH (4) and building to rear (6).							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Listed building and conservation area so conversion more likely. Sensitive design required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site is in use as PH. No indication of owners looking to redevelop.		Achievability Notes: Listed building may affect achievability.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 10		Current Deliverability: Developable	

Table B.222

ID: 114	Settlement: Lichfield	Location: Trent Valley Road, Loughton Care Home		Ward: Stowe
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13	Density Rate (dph):
Yield Note: Conversion of flats is more likely, assumed 10.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known interest.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 10		Current Deliverability: Developable

Table B.223

ID: 149	Settlement: Lichfield	Location: Land adjacent to Redcourt House		Ward: Stowe
Site Area (ha): 0.11	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph): 50
Yield Note: High yield used to reflect city centre location, nature of site, likely to accommodate apartments.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known interest.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 6		Current Deliverability: Developable

Table B.224

ID: 150	Settlement: Lichfield	Location: Tamworth Street, Redcourt Car Park		Ward: Stowe
Site Area (ha): 0.26	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.26	Density Rate (dph): 50
Yield Note: 50dph used to reflect city centre mixed use scheme retaining car parking.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No proposal to bring forward at present although long term aspiration to improve car parking provision as part of mixed use scheme.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		

ID: 150	Settlement: Lichfield	Location: Tamworth Street, Redcourt Car Park	Ward: Stowe
		Proposed Yield: 13	Current Deliverability: Developable

Table B.225

ID: 187	Settlement: Lichfield	Location: Ash Tree Lane, 12	Ward: Whittington
Site Area (ha): 0.07	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.07
Yield Note: Yield based on previous planning application which has now expired.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning application now expired.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 2	Current Deliverability: Developable

Table B.226

ID: 207	Settlement: Lichfield	Location: Dam Street, 25	Ward: St Johns
Site Area (ha): 0.03	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: planning permission has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning application has now expired. No indication that site will come forward.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.227

ID: 271	Settlement: Lichfield	Location: Upper St John Street, 169	Ward: St Johns
Site Area (ha): 0.01	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: planning permission 03/00949/COU has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes

ID: 271	Settlement: Lichfield	Location: Upper St John Street, 169		Ward: St Johns
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Availability Notes: Site currently in use as a shop.		Achievability Notes: No known constraints.	
	When is site likely to come forward?: 11 - 15 years			
	Proposed Yield: 1		Current Deliverability: Developable	

Table B.228

ID: 413	Settlement: Lichfield	Location: Central Garage		Ward: Leomansley
Site Area (ha): 0.09	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 100
Yield Note: A high dph has been used to reflect the likelihood of apartments on site.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Remediation of contamination may be needed. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Availability Notes: No indication that the site will come forward in the short term.		Achievability Notes: Remediation of site likely but not thought to impact on viability of development.	
	When is site likely to come forward?: 11 - 15 years			
	Proposed Yield: 9		Current Deliverability: Developable	

Table B.229

ID: 418	Settlement: Lichfield	Location: Sandford Steet, Beaconsfield House		Ward: Leomansley
Site Area (ha): 0.05	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.05	Density Rate (dph): -
Yield Note: High yield used to reflect city centre location, nature of site, likely to accommodate apartments - yield based on expired planning permission for apartment scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Availability Notes: Expired planning application and continued pre-application discussions relating to site.		Achievability Notes: No known constraints.	
	When is site likely to come forward?: 6 - 10 years			
	Proposed Yield: 13		Current Deliverability: Developable	

Table B.230

ID: 422		Settlement: Lichfield		Location: Bird Street, Westgate House		Ward: Leomansley	
Site Area (ha): 0.32	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.32	Density Rate (dph): 30			
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Floodzone 2 (part) 3a (part) therefore SFRA may be required.</p> <p>Within Conservation Area and Listed Building so careful design required. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: No indication that the site will come forward in the short term but interest has been shown in the longer term.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 10		Current Deliverability: Developable	

Table B.231

ID: 424		Settlement: Lichfield		Location: Birmingham Road, Guardian House		Ward: Stowe	
Site Area (ha): 0.67	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.67	Density Rate (dph): 50			
Yield Note: 50dph @ 80%							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Office use may be appropriate.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Currently occupied by different businesses, may take time to relocate.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 27		Current Deliverability: Developable	

Table B.232

ID: 425		Settlement: Lichfield		Location: Burton Old Road, Hawthorn House		Ward: Boley Park	
Site Area (ha): 0.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.6	Density Rate (dph): 40			
Yield Note: 40dph @ 80% used to reflect surrounding area.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: No indication that site will come forward in short term, SCC to confirm.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 11 - 15 years			

ID: 425	Settlement: Lichfield	Location: Burton Old Road, Hawthorn House	Ward: Boley Park
		Proposed Yield: 19	Current Deliverability: Developable

Table B.233

ID: 428	Settlement: Lichfield	Location: Scotch Orchard, Scotch Orchard School	Ward: Stowe
Site Area (ha): 0.97	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.97
Density Rate (dph): 40			
Yield Note: 40dph @ 80% used to reflect surrounding area.			
Currently Suitable? Yes		Currently Available? No	
		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No indication that site will come forward in short term, SCC to confirm.	
		Achievability Notes: No known constraints.	
		When is site likely to come forward?: 11 - 15 years	
		0-5 years	6-10 years
		-	6
		11-15 years	
		25	
		Proposed Yield: 31	
		Current Deliverability: Developable	

Table B.234

ID: 487	Settlement: Lichfield	Location: Stowe Street, land east	Ward: Stowe
Site Area (ha): 0.13	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.13
Density Rate (dph): 40			
Yield Note: Large tree on frontage may constrain layout. 40dph@100%			
Currently Suitable? Yes		Currently Available? No	
		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No indication that site will come forward in short term, SCC to confirm.	
		Achievability Notes: No known constraints.	
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 5	
		Current Deliverability: Developable	

Table B.235

ID: 492	Settlement: Lichfield	Location: Bird Street Car Park	Ward: Stowe
Site Area (ha): 0.54	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield based on a mix of uses			

ID: 492	Settlement: Lichfield	Location: Bird Street Car Park	Ward: Stowe
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area and views of the Cathedral require sensitive design. An SSSI is within 1km and the impact on it may need further investigation. City centre location and other uses, design needs to mitigate against noise. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Long term vision to redevelop.</p>	<p>Achievability Notes: Viability work shown development achievable.</p>
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 25	Current Deliverability: Developable

Table B.236

ID: 559	Settlement: Lichfield	Location: Shortbutts Lane, 75	Ward: St Johns
Site Area (ha): 0.1	Source: Expired Planning Permission	Proposal: Residential	Size of Proposed Residential (ha): 0.1
Yield Note: Yield based on expired planning permission.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning Permission expired.</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.237

ID: 567	Settlement: Lichfield	Location: Bore Street, The Bengal	Ward: Stowe
Site Area (ha): 0.01	Source: Expired	Proposal: Affordable housing	Size of Proposed Residential (ha): 0.01
Yield Note: Yield based on expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning permission expired</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 6 -10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.238

ID: 582	Settlement: Lichfield	Location: Netherbeacon, land rear 1		Ward: Chadsmead
Site Area (ha): 0.05	Source: Expired	Proposal: Affordable housing	Size of Proposed Residential (ha): 0.05	Density Rate (dph): -
Yield Note: Yield based on expired planning permission.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning Permission Full		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Developable

Table B.239

ID: 648	Settlement: Lichfield	Location: St. Michaels School detached playing fields		Ward: Chadsmead
Site Area (ha): 0.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.23	Density Rate (dph): 30
Yield Note: yield based on indicative 40dph at 100%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Conflict with guidance within the NPPF due to loss of playing fields. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 9		Current Deliverability: Developable

Table B.240

ID: 718	Settlement: Lichfield	Location: Land adj Working Mens Club, Netherstowe		Ward: Curborough
Site Area (ha): 0.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.47	Density Rate (dph): 30
Yield Note: based on 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Current use as amenity greenspace may prevent the site coming forward. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		

ID: 718	Settlement: Lichfield	Location: Land adj Working Mens Club, Netherstowe		Ward: Curborough
			Proposed Yield: 11	Current Deliverability: Developable

Table B.241

ID: 766	Settlement: Lichfield	Location: Swan Road Car Park		Ward: Leomansley
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13	Density Rate (dph): 50
Yield Note: High yield used to reflect city centre location, nature of site, likely to accommodate apartments.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known interest.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 7		Current Deliverability: Developable

Table B.242

ID: 767	Settlement: Lichfield	Location: Sandford Steet Car Park		Ward: Leomansley
Site Area (ha): 0.18	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.18	Density Rate (dph): 50
Yield Note: High yield used to reflect city centre location, nature of site, likely to accommodate apartments.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known interest.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 7		Current Deliverability: Developable

Table B.243

ID: 776	Settlement: Lichfield	Location: Sandford Steet Car Park		Ward: Stowe
Site Area (ha): 0.7	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.7	Density Rate (dph): 40
Yield Note: Yield reflects character of surrounding area.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes

ID: 776	Settlement: Lichfield	Location: Sandford Steet Car Park	Ward: Stowe
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Conservation area which may impact on design.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	Availability Notes: No known interest.		Achievability Notes: No known constraints.
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 22		Current Deliverability: Developable

Table B.244

ID: 2	Settlement: Lichfield	Location: Friary Buildings and Site	Ward: Leomansley	
Site Area (ha): 0.49	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.35	Density Rate (dph): 50
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.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? No
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Likely to impact on Listed Building. Scheduled Ancient Monument and Conservation Area. Archaeology likely to impact. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site put forward by landowner. The site is currently occupied by Library.		Achievability Notes: Likely to require investment in converting older part of existing building. Also costs involved in archaeology and design work. Due to design constraints, yield unlikely to increase and therefore viability lower.
		When is site likely to come forward?: -		
		Proposed Yield: 18		Current Deliverability: Not Developable

Table B.245

ID: 17	Settlement: Lichfield	Location: Lichfield Christ Church Primary School, north of	Ward: Leomansley	
Site Area (ha): 0.72	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.72	Density Rate (dph): 30
Yield Note: A dph rate of 30@ 80% has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Access to site needs improving, unknown how this would affect viability.
		When is site likely to come forward?: -		

ID: 17	Settlement: Lichfield	Location: Lichfield Christ Church Primary School, north of	Ward: Leomansley
<p>Access to site is constrained and would need improving.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. The site is within an SBI and unlikely to be suitable for development. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Proposed Yield: 17</p>	<p>Current Deliverability: Not Developable</p>

Table B.246

ID: 18	Settlement: Lichfield	Location: Land north of Leomansley View	Ward: Leomansley	
Site Area (ha): 1.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.66	Density Rate (dph): 30
<p>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.</p>				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Access to site needs improving, unknown how this would affect viability.</p>
<p>When is site likely to come forward?: -</p>				
		Proposed Yield: 40		Current Deliverability: Not Developable

Table B.247

ID: 22	Settlement: Lichfield	Location: Hilltop Grange	Ward: Shenstone	
Site Area (ha): 3.3	Source: Submission	Proposal: Residential / Recreation	Size of Proposed Residential (ha): 3.3	Density Rate (dph): 40
<p>Yield Note: A dph rate of 40@ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield.</p>				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Access to site needs improving, unknown how this would affect viability.</p>
<p>When is site likely to come forward?: -</p>				

ID: 22	Settlement: Lichfield	Location: Hilltop Grange	Ward: Shenstone
<p>Suitable access to the site is required.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Proposed Yield: 79</p>	<p>Current Deliverability: Not Developable</p>

Table B.248

ID: 40	Settlement: Lichfield	Location: Eastern Avenue, Integra Works	Ward: Stowe	
<p>Site Area (ha): 7.24</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 5.02</p>	<p>Density Rate (dph): 40</p>
<p>Yield Note: A dph rate of 40@ 60%. Size of proposed residential is total site size minus the size of site 40</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability.</p> <p>Employment allocation.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site has been redeveloped for employment purposes.</p>	<p>Achievability Notes: No known constraints.</p>	
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 120</p>	<p>Current Deliverability: Not Developable</p>	

Table B.249

ID: 110	Settlement: Lichfield	Location: Meadowbrook Road	Ward: Curborough	
<p>Site Area (ha): 0.53</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.53</p>	<p>Density Rate (dph): 40</p>
<p>Yield Note: A dph rate of 40@ 80% to reflect nature and character of settlement.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of public open space.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Public Open Space is unacceptable.</p> <p>A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Owned by LDC, no indication that they wish to develop.</p>	<p>Achievability Notes: No known constraints.</p>	
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 17</p>	<p>Current Deliverability: Not Developable</p>	

Table B.250

ID: 111		Settlement: Lichfield		Location: London Road, land off		Ward: St Johns	
Site Area (ha): 0.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.64	Density Rate (dph): 30			
Yield Note: A dph rate of 30@ 80% to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Owned by Lichfield City Council. No indication that they wish to develop for housing.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: -			
				Proposed Yield: 15		Current Deliverability: Not Developable	

Table B.251

ID: 142		Settlement: Lichfield		Location: St Michaels Hospital		Ward: Stowe	
Site Area (ha): 0.75	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.75	Density Rate (dph):			
Yield Note: Yield based on previous planning application which has now expired.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Planning application now expired, redeveloped for alternative use.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 40		Current Deliverability: Not Developable	

Table B.252

ID: 148		Settlement: Lichfield		Location: Dimbles Hill		Ward: Curborough	
Site Area (ha): 0.37	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.37	Density Rate (dph): 30			
Yield Note: A dph rate of 30 to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? No	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Access is required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: The site is not available for residential development and is being retained for open space uses.		Achievability Notes: Access to the site needs to be achieved which is likely to require the demolition of one or more existing properties outside the control of the owner.	
				When is site likely to come forward?: -			

ID: 148	Settlement: Lichfield	Location: Dimbles Hill	Ward: Curborough
		Proposed Yield: 11	Current Deliverability: Not Developable

Table B.253

ID: 508	Settlement: Lichfield	Location: Shires Industrial Estate	Ward: St Johns
Site Area (ha): 2.28	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 2.28
Yield Note: A dph rate of 40 @ 60% on site, minus the Maltings			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? No
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability of settlement as a whole.		Availability Notes: No known interest.	Achievability Notes: Not known
Current employment. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: -	
Close to train line which has infrequent traffic - design could mitigate any noise issues. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 55	Current Deliverability: Not Developable

Table B.254

ID: 649	Settlement: Lichfield	Location: Tamworth Road, land at Hollybank	Ward: St Johns
Site Area (ha): 0.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: indicative at 30dph			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Site is outside current settlement boundary and is not adjacent to the sustainable settlement of Lichfield. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.
		When is site likely to come forward?: -	
		Proposed Yield: 2	Current Deliverability: Not Developable

Table B.255

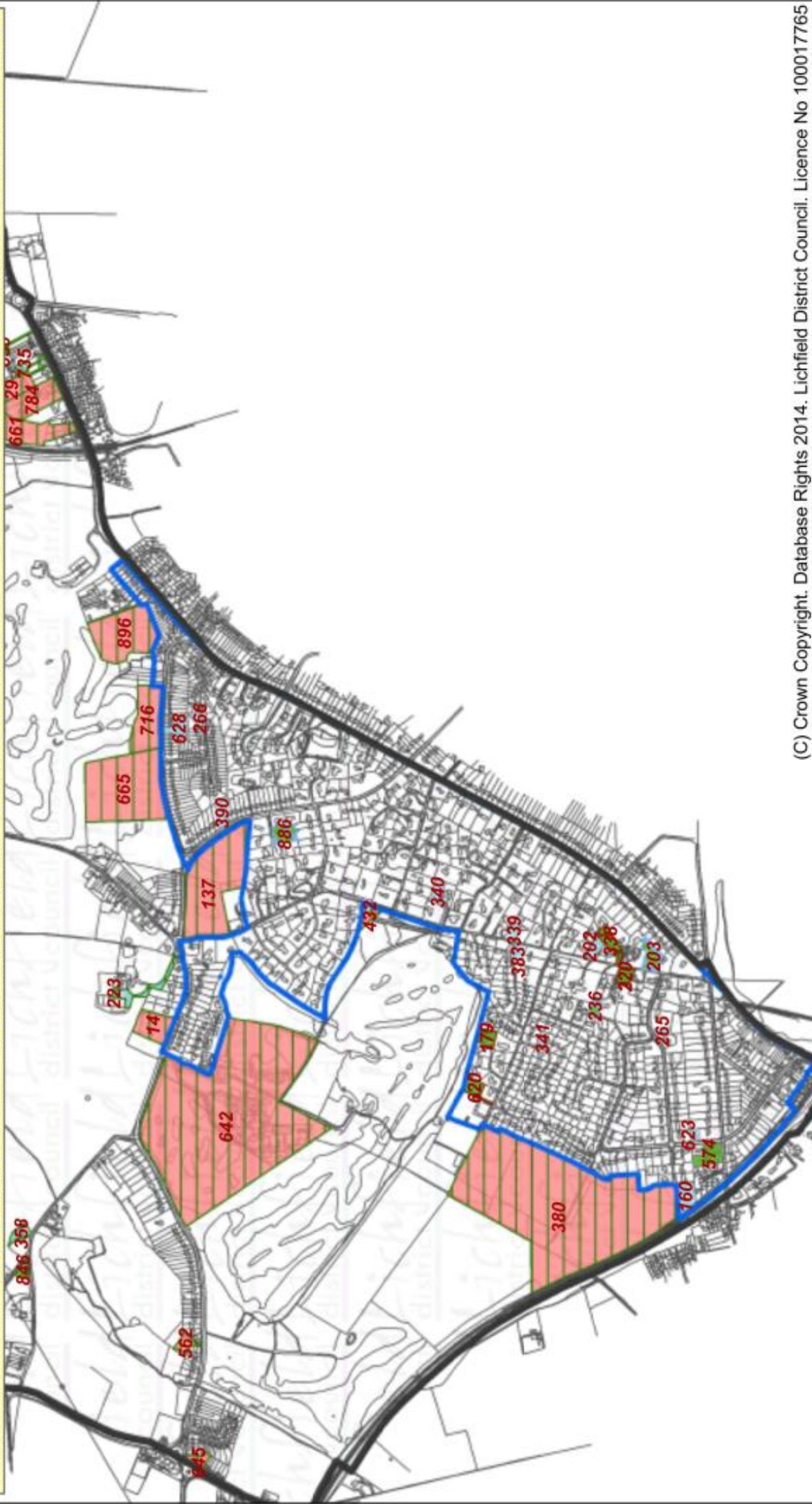
ID: 671	Settlement: Lichfield	Location: land east Stafford Road	Ward: Chadsmead
Site Area (ha): 5.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.9
Yield Note: indicative using 60% at 30dph			

ID: 671	Settlement: Lichfield	Location: land east Stafford Road	Ward: Chadsmead
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary and is not adjacent to the sustainable settlement of Lichfield. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 106	Current Deliverability: Not Developable

Table B.256

B.19 Little Aston

No decision has been taken to 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.



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NOT TO SCALE

Little Aston

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site



ID	Location	Source	Planning Application No.	Net Yield	Deliverability
266	The Grove, 14	Complete	04/00860/FUL	1	Complete
202	Coppice, Roman Road	Complete	07/00272/FUL	1	Complete
265	The Dower House	Complete	05/01273/FUL	1	Complete
339	The Croft, Roman Road	Complete	02/01318/FUL	1	Complete
340	Beechwood, Roman Road	Complete	03/01334/FUL	1	Complete
341	Alderhythe Grove, 2	Complete	00/00121/FUL	1	Complete
383	Longmoor	Complete	00/00870/FUL	1	Complete
390	Walsall Road, 41	Complete	03/00169/REM	1	Complete
338	Roman Road, The Garth	Under Construction	03/00153/FUL	1	Deliverable
623	Little Aston Park Road, Mallory	Complete	09/01013/FUL	1	Complete
223	Forge Lane, Home Farm	Complete	03/00338/COU	4	Deliverable
160	Brockton House, land adj	Complete	05/00459 & 08/00521/FUL	4	Complete
220	Roman Road, High Beeches	Under Construction	06/00240/FUL	1	Deliverable
179	Roman Park, The Thorns 5	Under Construction	07/01155/FUL	2	Deliverable
203	Cornerways, land adjacent	Planning Permission Full	10/00416/FUL	1	Deliverable
628	Little Aston Lane, 47	Complete	11/00527/FUL	5	Deliverable
620	Roman Lane, Melbourne House	Under Construction	09/00749/OUT & 12/01162/REM	1	Deliverable
886	Woodshed Drive, land out	Planning Permission Full	13/01185/FUL	1	Deliverable

Table B.257

ID: 574		Settlement: Little Aston		Location: Little Aston Park Road, 36		Ward: Little Aston	
Site Area (ha): 0.47	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): -			
Yield Note: Yield based on expired planning permission							
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes		
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Within Conservation Area. Site previously granted planning permission for a net yield of 10 dwellings, information from applicant suggests planning permission would be sought again.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints		
When is site likely to come forward?: 6 -10 years							

ID: 574	Settlement: Little Aston	Location: Little Aston Park Road, 36	Ward: Little Aston
		Proposed Yield: 10	Current Deliverability: Developable

Table B.258

ID: 14	Settlement: Little Aston	Location: Aldridge Road, land adjacent 22	Ward: Little Aston
Site Area (ha): 0.85	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.85
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.		Proposed Yield: 20	Current Deliverability: Not Developable

Table B.259

ID: 380	Settlement: Little Aston	Location: South of the golf course	Ward: Little Aston
Site Area (ha): 17.52	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 17.52
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: On the basis that appropriate access arrangements can be provided.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.		Proposed Yield: 315	Current Deliverability: Not Developable

Table B.260

ID: 432		Settlement: Little Aston		Location: Roman Road, Tufton Cottage		Ward: Little Aston	
Site Area (ha): 0.17	Source: Submission		Proposal: Residential	Size of Proposed Residential (ha): 0.17		Density Rate (dph): 30	
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement. Area suggested by agent.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
				<p>When is site likely to come forward?: -</p>			

Table B.261

ID: 642		Settlement: Little Aston		Location: Land adj. Little Aston Hospital		Ward: Little Aston	
Site Area (ha): 20.7	Source: Submission		Proposal: Residential	Size of Proposed Residential (ha): 9.1		Density Rate (dph): 30	
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
				<p>When is site likely to come forward?: -</p>			

Table B.262

ID: 665		Settlement: Little Aston		Location: Land at Forge Lane, Little Aston Lane		Ward: Little Aston	
Site Area (ha): 4.6	Source: Submission		Proposal: Residential	Size of Proposed Residential (ha): 4.6		Density Rate (dph): 30	
Yield Note: indicative using 60% at 30dph							

ID: 665		Settlement: Little Aston	Location: Land at Forge Lane, Little Aston Lane		Ward: Little Aston
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			When is site likely to come forward?: -		
Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.			Proposed Yield: 83		Current Deliverability: Not Developable

Table B.263

ID: 716		Settlement: Little Aston	Location: Land at Little Aston Lane		Ward: Little Aston
Site Area (ha): 1.72	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.72	Density Rate (dph): 30	
Yield Note: indicative based on 80% at 30dph					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			When is site likely to come forward?: -		
Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.			Proposed Yield: 41		Current Deliverability: Not Developable

Table B.264

ID: 896		Settlement: Little Aston	Location: Blake Street, Cottage Farm		Ward: Little Aston
Site Area (ha): 2.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.56	Density Rate (dph): 30	
Yield Note: indicative based on 80% at 30dph					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints

ID: 896	Settlement: Little Aston	Location: Blake Street, Cottage Farm	Ward: Little Aston
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</p>		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 48</p>	<p>Current Deliverability: Not Developable</p>

Table B.265

ID: 137	Settlement: Little Aston	Location: Walsall Road	Ward: Little Aston	
<p>Site Area (ha): 4.42</p>	<p>Source: Omission site</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 4.42</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30 dph @ 60% used to reflect nature and character of settlement</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>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 development.</p> <p>Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site has potential for protected species.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to mitigate against heritage features could be achieved.</p>
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 80</p>	<p>Current Deliverability: Not Developable</p>	

Table B.266

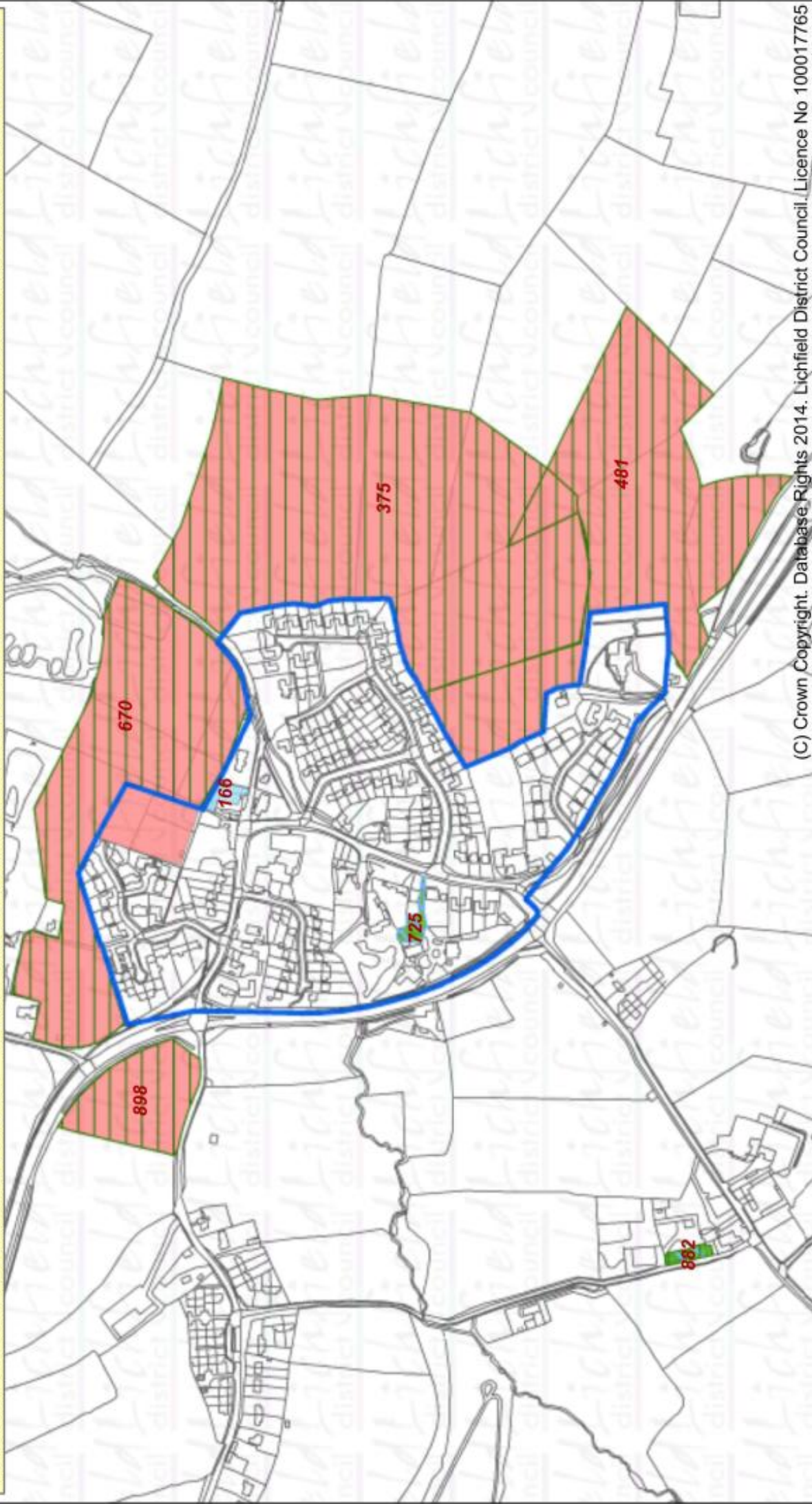
ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston	
<p>Site Area (ha): 0.22</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.22</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@100% used to reflect nature and character of area</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: Brownfield site, but lies outside of sustainable settlement boundary. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan.</p>		<p>Availability Notes: Site is currently vacant</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.</p>
		<p>When is site likely to come forward?: -</p>		

ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston
		Proposed Yield: 6	Current Deliverability: Not Developable

Table B.267

B.20 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.



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Longdon

SHLAA Sites 2013-2014

-  Complete
-  Deliverable
-  Developable
-  Not Developable
-  Settlement Boundary
-  District Boundary
-  Site with Planning Permission
-  Site under construction
-  Green Belt site

NOT TO SCALE

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
166	Brook End, 38 Forge Cottage	Complete	08/00576/REM	1	Complete
725	Brook End, 13	Planning Permission Full	11/00471/FUL	1	Deliverable

Table B.268

ID: 375	Settlement: Longdon	Location: Beech Walk, south and east of	Ward: Longdon
Site Area (ha): 9.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 8.33
Yield Note: Area suggested by agent. 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required. Floodzone 2 (part) 3a (part). SFRA may be required</p> <p>Loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability or SFRA would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 150	Current Deliverability: Not Developable

Table B.269

ID: 481	Settlement: Longdon	Location: Church Way, rear of	Ward: Longdon
Site Area (ha): 5.51	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.51
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	

ID: 481	Settlement: Longdon	Location: Church Way, rear of	Ward: Longdon
Further investigation of Coal Subsidence area may be required. Loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 99	Current Deliverability: Not Developable

Table B.270

ID: 670	Settlement: Longdon	Location: land north of Longdon	Ward: Longdon	
Site Area (ha): 5.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.17	Density Rate (dph): 30
Yield Note: indicative using 30dph @ 60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
When is site likely to come forward?: -				
		Proposed Yield: 93		Current Deliverability: Not Developable

Table B.271

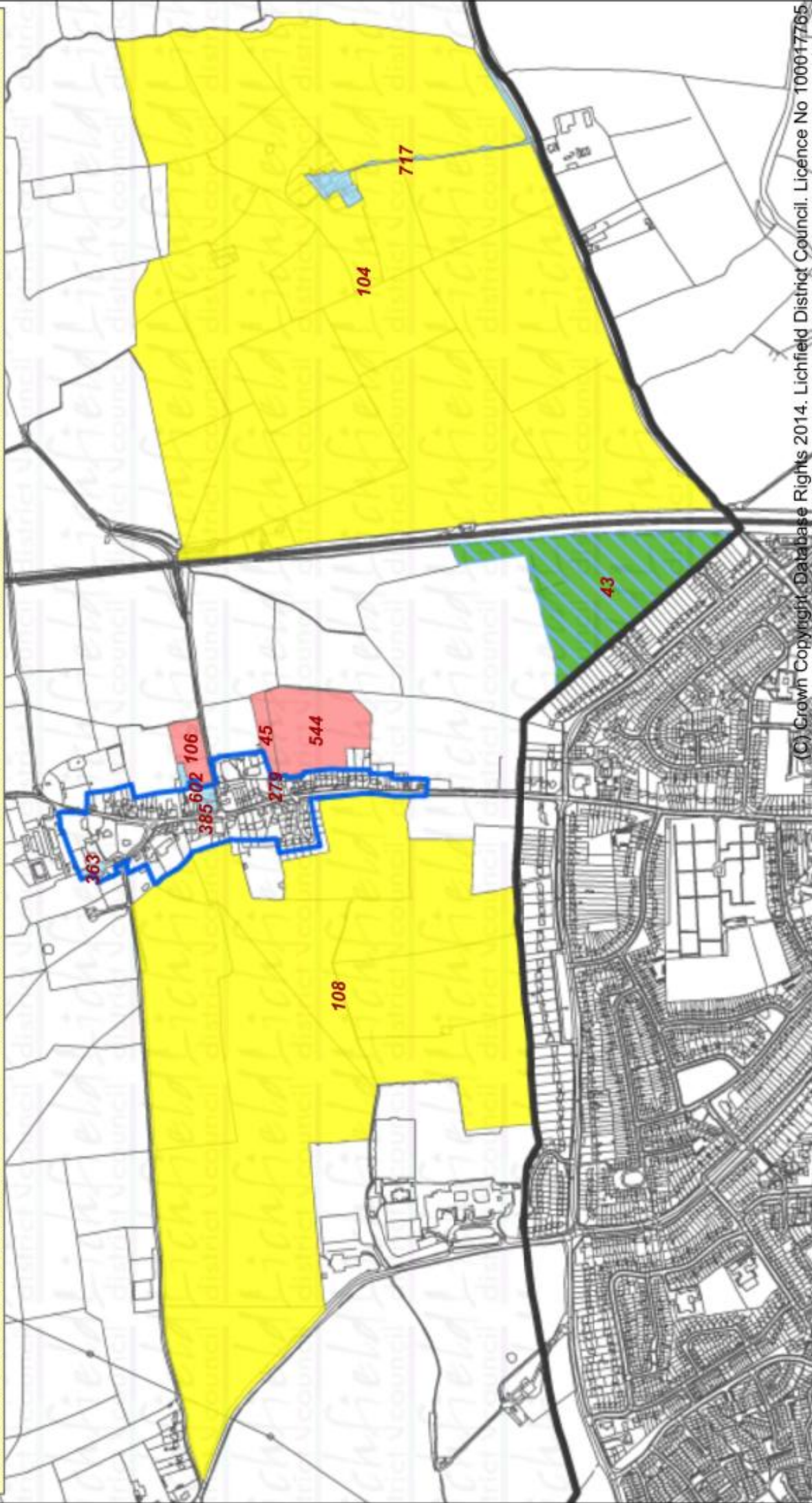
ID: 898	Settlement: Longdon	Location: A51, land adjacent	Ward: Longdon	
Site Area (ha): 1.0	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.8	Density Rate (dph): 30
Yield Note: indicative using 30dph @ 80%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
When is site likely to come forward?: -				

ID: 898	Settlement: Longdon	Location: A51, land adjacent	Ward: Longdon
<p>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Proposed Yield: 24</p>	<p>Current Deliverability: Not Developable</p>	

Table B.272

B.21 North Tamworth

No decision has been taken to 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.



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North of Tamworth

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



NB - Sites with and adjacent to Wigginton are included in the Wigginton section of Appendix B.

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
717	Ashby Road, Arkall Farm	Complete	11/00022/COU	6	Complete
43	Browns Lane, land at	Complete	14/00018/OUTM (resolution to grant)	165	Deliverable

Table B.273

ID: 104		Settlement: North Tamworth	Location: Arkall Farm		Ward: Mease and Tame
Site Area (ha): 79.54	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 79.54		Density Rate (dph): 40
Yield Note: 40dph @ 60% used. It is likely that if the site is developed it will be with adjacent sites and yield will be lower. Remaining yield would be delivered beyond the 11-15 year time period.					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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>Outside settlement. Site is within the North of Tamworth Broad Development Location within the Local plan Strategy.</p> <p>Agent advises that part of link road will be required, to be delivered in conjunction with adjacent sites.</p> <p>The loss of grade 2/3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species.</p>			<p>Availability Notes: Housebuilder has confirmed long term option on the site.</p>		<p>Achievability Notes: 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.</p>
			When is site likely to come forward?: 06 - 15 years		
			0-5 years	6-10 years	11-15 years
			0	675	750
			Proposed Yield: 1909		Current Deliverability: Developable

Table B.274

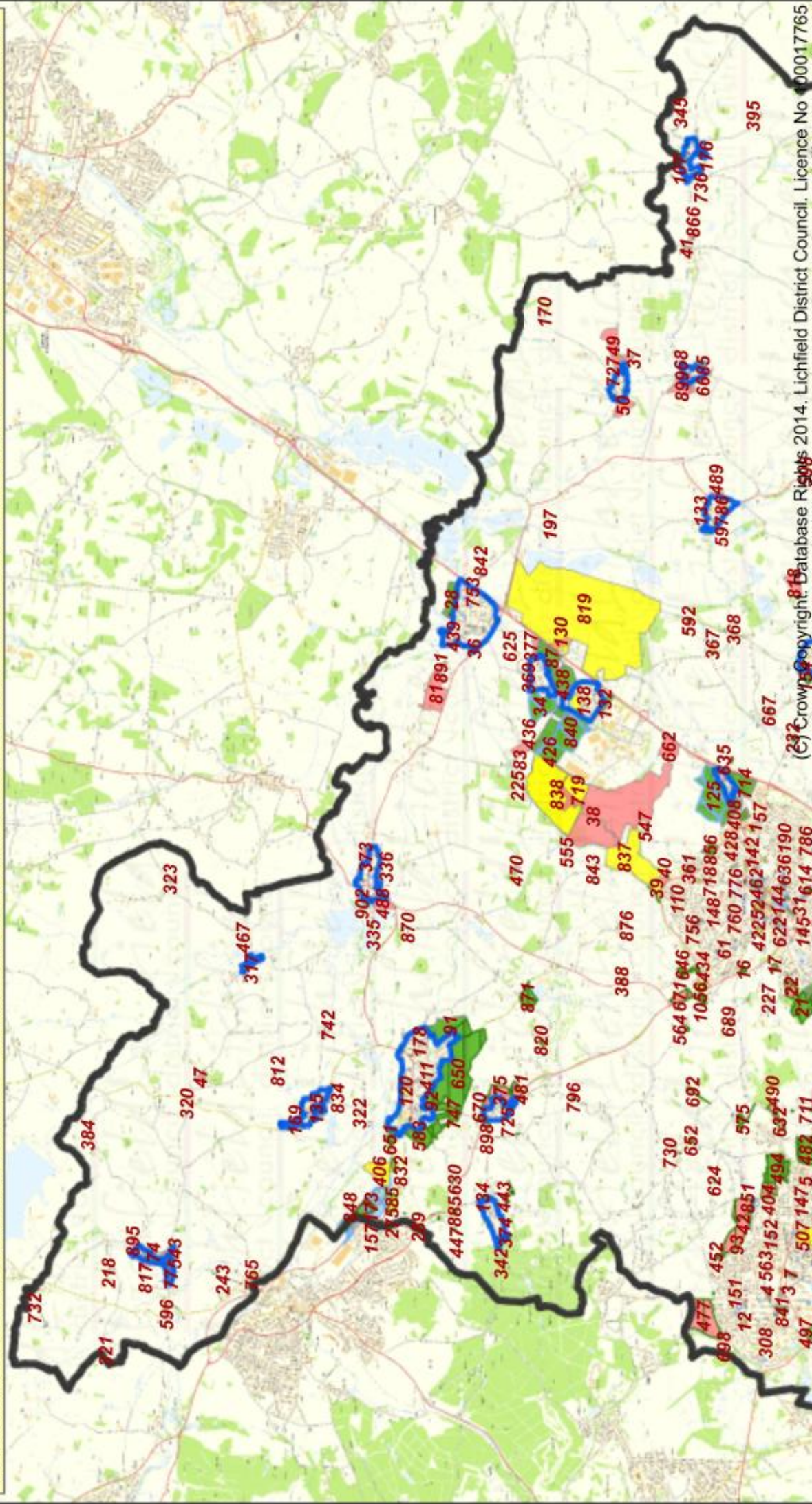
ID: 108	Settlement: North Tamworth	Location: Gillway Lane, land north of		Ward: Mease and Tame	
Site Area (ha): 52.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.24	Density Rate (dph): 40	
Yield Note: yield estimated at 550 - 650 depending on final site submission. May come forward as a smaller site.					
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: 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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Impact of Contaminated</p>

ID: 108	Settlement: North Tamworth	Location: Gillway Lane, land north of	Ward: Mease and Tame
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>May require link road to be delivered in conjunction with adjacent sites. Landfill site within 50m, further investigation may be required.</p> <p>Within Conservation Area. The loss of grade 2/3 agricultural land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site project has potential for protected species.</p>			<p>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 to only be viable if adjacent developments come forward to share cost.</p>
		<p>When is site likely to come forward?: 6 - 10 years</p>	
		<p>Proposed Yield: 550</p>	<p>Current Deliverability: Developable</p>

Table B.275

B.22 Other Rural

No decision has been taken to 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.



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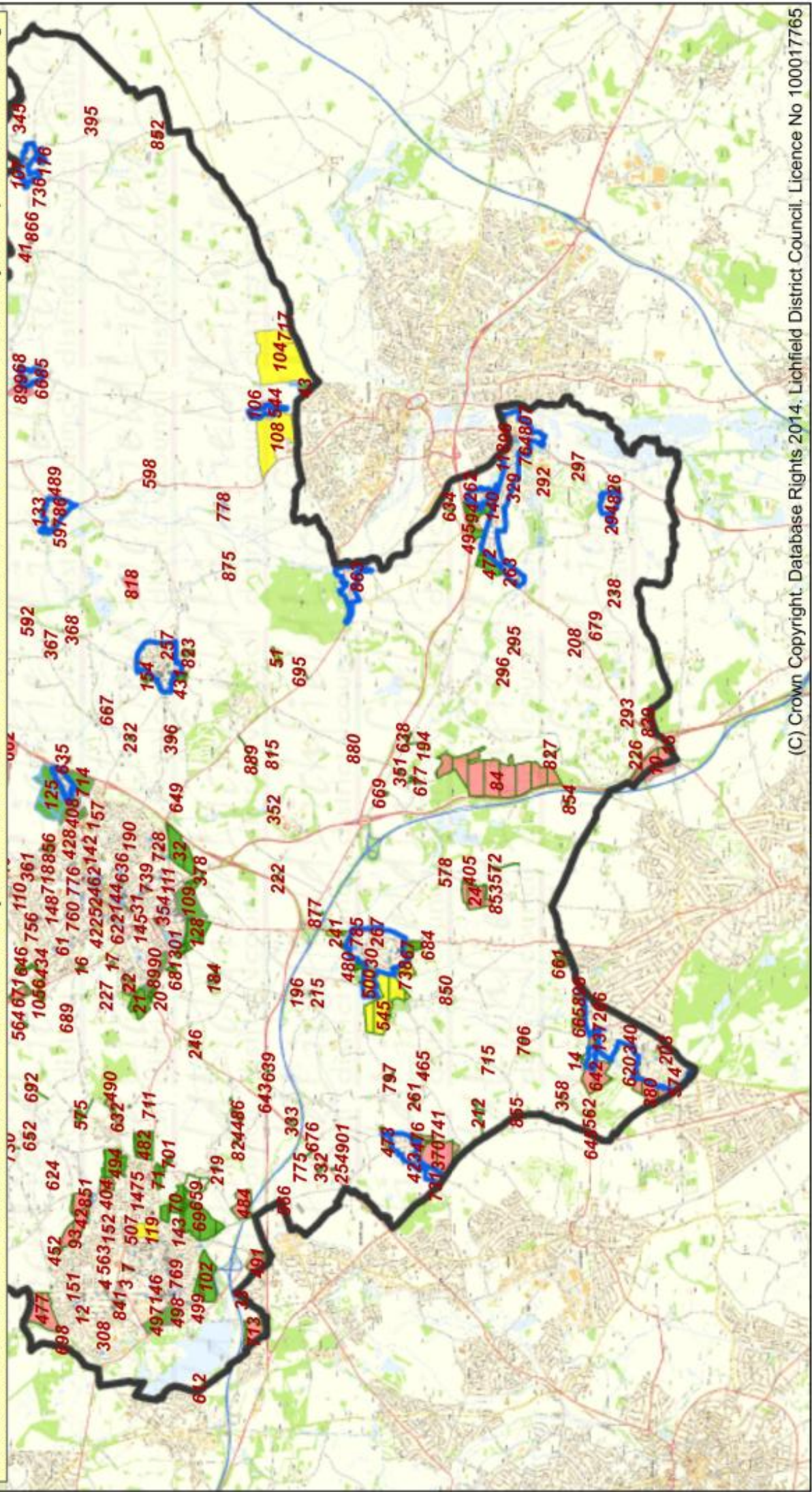
NOT TO SCALE

Other Rural (North)

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Site with Planning Permission
- Site under construction
- Green Belt site
- Settlement Boundary
- District Boundary

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



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NOT TO SCALE

Other Rural (South)

SHLAA Sites 2013-2014

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt site

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
184	Aldershawe Hall Farm, Wall	Complete	06/00648/COU	1	Complete
222	Hill Hall Barn, Lichfield	Complete	05/00054/FUL	1	Complete
225	Kingfisher Holiday Park, Fradley Junction	Complete	06/00346/FUL	1	Complete
227	Walsall Road, Leomansley House	Complete	02/01405/FUL	1	Complete
289	Brereton Hill, 50 (barn conversion)	Complete	06/00926/COU	1	Complete
290	Brereton Hill, 50	Complete	06/00925/COU	1	Complete
348	Acacia Grove Farm	Complete	00/00725/COU	1	Complete
351	St Marys College, Weeford	Complete	04/00384/COU	1	Complete
368	Grove Farm, Whittington	Complete	04/00204/FUL	1	Complete
396	Ellfield House, Whittington Common	Complete	07/00752/COU	1	Complete
443	Bardy Lane, Longdon Stud, Upper Longdon	Complete	07/00987/FUL	1	Complete
465	Footherley Lane, Tumbledown Cottage	Complete	07/01185/FUL	1	Complete
547	Curborough House Farm, Netherstowe	Complete	08/00667/COU	1	Complete
555	Wood End Lane, Wood End Farm	Complete	08/00683/COU	1	Complete
566	Barracks Lane, Warren House Farm	Complete	09/00081/COU	1	Complete
323	Rough Park, Fawley Farm	Complete	03/01525/COU	2	Complete
332	Springhill Farm	Complete	00/01025/FUL	2	Complete
357	Laurel Farm	Complete	04/00033/COU	2	Complete
367	Whittington Hurst, Hurst Farm	Complete	02/00530/COU	2	Complete
246	Walsall Road, Pipehill House	Complete	07/01108/LBC	4	Complete
205	Cruck Cottage, Hood Lane, Longdon	Complete	05/00774/COU	1	Complete
215	Grange Farm, Shenstone	Complete	02/00964/COU	1	Complete
232	Mill Farm, Cappers Lane	Complete	03/00666/COU	1	Complete
254	Red, White and Blue, Walsall Road	Complete	04/00880/COU	1	Complete
285	Greenacres, Newlands Lane	Complete	06/00392/FUL	1	Complete
293	Carroway Head Farm, Canwell	Complete	04/00849/COU	1	Complete
295	Fordway Farm (Blythe Byre)	Complete	97/00157/COU	1	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
296	Holt Farm	Complete	02/00170/COU	1	Complete
297	Drayton House, Drayton Lane	Complete	02/00157/COU	1	Complete
320	Manor Farm, Blithbury	Complete	04/00576/REM	1	Complete
321	Lount Farm, Uttoxeter Road	Complete	02/00614/COU	1	Complete
333	Bryn Hafod, Walsall Road	Complete	02/01193/COU	1	Complete
352	Boat House, Swinfen	Complete	02/00674/COU	1	Complete
384	Lower Newlands Farm, Blithbury	Complete	01/00612/COU	1	Complete
388	Sunnyside Farm, Elmhurst	Complete	04/01206/COU	1	Complete
467	Sandborough Hill Cottage, Yoxall Road	Complete	07/01154/FUL	1	Complete
470	Woodend Common Farm	Complete	00/01011/COU	1	Complete
548	Park Farm, Armitage Lane	Complete	08/01132/COU	1	Complete
212	Gainsborough Hill Farm	Complete	03/01220/COU	2	Complete
322	Manor House Farm, Mavesyn Ridware	Complete	00/00876/COU	2	Complete
334	Hammerwich Place Farm	Complete	04/00466/COU	2	Complete
366	Huddlesford Grange Farm	Complete	03/01267/FUL	2	Complete
345	Clifton Hall, Pavilion 2	Complete	06/00731/COU	4	Complete
208	Drayton Lane End Farm	Complete	04/01206/COU	1	Complete
238	Drayton Lane, Oak Dairy Farm	Complete	04/01167/COU	1	Complete
243	Parchfield House Farm, Colton	Complete	06/00012/COU	1	Complete
643	Muckley Corner Hotel	Complete	2/00193/FUL & 12/00691/COU	9	Complete
392	Woodhouses Road, 74, Burntwood	Complete	07/00692/COU	1	Complete
564	Ashmore Brook Farm	Complete	08/00676/COU	1	Complete
596	The Old Coach House, Bellamour Old Hall	Complete	08/00818/COU	1	Complete
196	Chesterfield Farm, Shenstone	Complete	03/00185/COU	2	Complete
283	Gorse Farm, Fradley	Complete	04/01230/COU	2	Complete
358	Mill Dam House, Stonnall	Complete	04/00339/COU	2	Complete
685	Pipehill Farm, Walsall Road	Under Construction	05/00634/COU	2	Deliverable
261	Mill Lane, Stonnall House Farm	Complete	07/00204/FUL	4	Complete
226	London Road, Lamb Farm	Under Construction	03/01117/FUL	7	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
732	Lea Lane, land at Wilderly Barn	Complete	11/00745/COU	1	Complete
743	Walsall Road, The Olde Corner House Hotel	Complete	11/01005/COU	5	Complete
578	Little Hay Lane, Home Farm Buildings	Complete	09/00005/COU	1	Complete
622	Church Lane, The Creamery Manor Farm	Complete	09/01021/FUL	1	Complete
630	Bardy Lane, Brereton Cross Farm	Complete	09/01139/COU	1	Complete
635	Ash Tree Lane, Hill Farm	Under Construction	09/01002/COU	1	Deliverable
639	Watling Street, The Barn Wall Lane Farm	Complete	09/00556/FUL	1	Complete
778	Manor Lane, Manor Farm	Planning Permission Full	11/01366/COU	1	Deliverable
689	Abnalls Lane, The Stables	Complete	10/01071/FUL	1	Complete
692	Ford Lane, The Hill Farm, Chorley	Complete	10/00880/COU	1	Complete
695	Packington Fields Farm, Tamworth Road	Complete	11/00076/REM	1	Complete
715	Wood Lane, Watford Gap Nurseries	Planning Permission Full	11/00004/FUL	1	Deliverable
598	Upfields Farm, Elford	Complete	08/01129/FUL	2	Complete
592	Stockford Lane, Williford Farm	Under Construction	08/00914/COU	3	Deliverable
572	Green Barns Farm, Little Hay	Complete	08/00343/COU	4	Complete
638	Watling Street, Bucks Head Farm	Planning Permission Full	13/00025/COU	9	Deliverable
730	Shute Hill, Studwell House	Planning Permission Full	11/00566/FUL	1	Deliverable
735	Blake Street, land rear 28	Complete	11/00777/COU	1	Complete
741	Church Road, Thornes Hall Farm	Under Construction	12/00850/FUL	1	Deliverable
742	Pipe Lane, Hall Farm	Planning Permission Full	11/00890/FUL	1	Deliverable
796	Stonewell Lane, Bennrook Farm	Planning Permission Full	12/00409/FUL	1	Deliverable
797	Lynn Lane, Former sewage treatment works	Planning Permission Full	12/00195/FUL	1	Deliverable
811	London Road, Weeford Park Farm	Planning Permission Full	12/00995/COU	4	Deliverable
812	Pipe Lane, Quintins Orchard Farm	Planning Permission Full	12/01025/COU	1	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
815	Tamworth Road, Horsley Brook Farm	Complete	12/00677/COU	2	Complete
820	Lysways Lane, Lysways Farm bungalow	Complete	12/00880/FUL	1	Complete
824	Lions Den, Glade Lodge	Complete	12/01272/FUL	1	Complete
827	Brockhurst Lane, Stockfields	Planning Permission Full	12/01277/COU	1	Deliverable
829	Batesway, land adj Rock Cottage	Planning Permission Full	13/00039/COU	1	Deliverable
830	Blake Street, 14	Under Construction	12/01344/COU	1	Deliverable
843	Watery Lane, land at Fullbrook Nursery	Planning Permission Full	12/00716/FUL	1	Deliverable
846	Mill Lane, The Dingle	Planning Permission Full	13/00221/FUL	1	Deliverable
850	Footerly Lane, Footerly Cottages	Planning Permission Full	13/01370/FUL	4	Deliverable
852	Thorpe Lane, Glebe House	Under Construction	13/00567/COU	1	Deliverable
853	Little Hay Lane, St Chad's	Under Construction	13/00387/FUL	1	Deliverable
854	London Road, Weeford Park Farm	Planning Permission Full	13/00607/COU	2	Deliverable
855	Chester Road, 731a	Planning Permission Full	13/00462/FUL	1	Deliverable
870	Shaw Lane, Shaw Lane Farm	Planning Permission Full	13/00749/COU	1	Deliverable
871	Lysways Lane, Hanch Hall	Planning Permission Full	13/00931/COU	1	Deliverable
875	Fisherwick Road, The Woodshed, Tamhorn Park Farm	Planning Permission Full	13/00838/COU	1	Deliverable
876	Fox Lane, Greenacres	Planning Permission Full	13/01054/FUL	1	Deliverable
877	Watling Street	Planning Permission Full	13/01124/FUL	3	Deliverable
880	Flats Lane, 17	Planning Permission Full	13/01180/PND	1	Deliverable
882	Giddywell Lane, Rookery Farm	Planning Permission Full	13/01073/FUL	1	Deliverable
889	Tamworth Road, Ingley Hill Farm	Planning Permission Full	13/01094/COU	2	Deliverable
901	Whitacre Lane, Whiteacre Farm	Complete	13/01311/COU	1	Complete

Table B.276

ID: 612	Settlement: Other rural	Location: Land East of Brownhills Road		Ward: Chasetown
Site Area (ha): 1.21	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.81	Density Rate (dph): 30
Yield Note: A density rate of 30dph@80% used to reflect nature and character of adjacent settlement.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to the settlement of Norton Canes which falls within Cannock Chase District. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. The loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: One residential dwelling on the site.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 29		Current Deliverability: Deliverable

Table B.277

ID: 784	Settlement: Other rural	Location: Blake Street, land north of		Ward: Little Aston
Site Area (ha): 1.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.96	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to the settlement of Sutton Coldfield which falls within Birmingham City. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 29		Current Deliverability: Deliverable

Table B.278

ID: 51	Settlement: Other rural	Location: Packington Hall		Ward: Bourne Vale
Site Area (ha): 2.31	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: Yield has been proposed by developer through pre-application and submitted planning application				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: Poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Outside settlement. Brownfield site within the rural area. Within Green Belt.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Listed building may affect viability.

ID: 51		Settlement: Other rural	Location: Packington Hall	Ward: Bourne Vale
Loss of grade 2 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation.				Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: 6 - 10		
		Proposed Yield: 14	Current Deliverability: Developable	

Table B.279

ID: 170		Settlement: Other rural	Location: Raddle Farm, Edingale	Ward: Mease and Tame
Site Area (ha): 0.21	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site. Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Does not wholly comply with current development plan policies in the Local Plan. Site is within the River Mease water catchment therefore mitigation will be required. The loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1	Current Deliverability: Developable	

Table B.280

ID: 194		Settlement: Other rural	Location: Bourne House, Weeford	Ward: Bourne Vale
Site Area (ha): 1.58	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site. The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		

ID: 194	Settlement: Other rural	Location: Bourne House, Weeford	Ward: Bourne Vale
<p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Large part of site falls within Flood Zone 2 and 3a.</p> <p>Impact on SBI and BAS within 1km may need investigation.</p>		Proposed Yield: 4	Current Deliverability: Developable

Table B.281

ID: 197	Settlement: Other rural	Location: Chetwynd House, Croxall	Ward: Mease and Tame	
Site Area (ha): 0.09	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: Planning permission previously granted on the site.</p> <p>Does not wholly comply with current development plan policies in the Local Plan.</p> <p>Floodzone 3a. SFRA may be required.</p> <p>The loss of Grade 3 agricultural land may need justification. An SBI is within 1km and the impact on them may need further investigation. Within the CRI area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Developable

Table B.282

ID: 218	Settlement: Other rural	Location: Hamley House Farm	Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.29	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: Planning permission previously granted on the site.</p> <p>Does not wholly comply with current development plan policies in the Local Plan.</p> <p>Loss of Grade /3 Agricultural Land may need justification. A SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Developable

Table B.283

ID: 395		Settlement: Other rural		Location: Campville House, Clifton Campville		Ward: Mease and Tame			
Site Area (ha): 0.07	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph):				
Yield Note: Yield based on previously planning application which has now expired.									
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes			
Suitability Notes: Planning permission previously granted on the site. Does not wholly comply with current development plan policies in the Local Plan. Loss of Grade 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. SSite is within the River Mease water catchment therefore mitigation will be required.				Availability Notes: Planning application has now expired		Achievability Notes: No known constraints			
				When is site likely to come forward?: 6 - 10 years					
				Proposed Yield: 1		Current Deliverability: Developable			

Table B.284

ID: 445		Settlement: Other rural		Location: Coppice Lane Farm, Coppice Lane		Ward: Hammerwich			
Site Area (ha): 0.17	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph):				
Yield Note: Yield based on previously planning application which has now expired.									
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes			
Suitability Notes: Planning permission previously granted on the site. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Planning application has now expired		Achievability Notes: No known constraints			
				When is site likely to come forward?: 6 - 10 years					
				Proposed Yield: 1		Current Deliverability: Developable			

Table B.285

ID: 447		Settlement: Other rural		Location: New House Farm, Batesway		Ward: Longdon	
Site Area (ha): 0.09	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):		Density Rate (dph):		
Yield Note: Yield based on previously planning application which has now expired.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Planning permission previously granted on the site. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Planning application has now expired		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			

ID: 447	Settlement: Other rural	Location: New House Farm, Batesway	Ward: Longdon
		Proposed Yield: 1	Current Deliverability: Developable

Table B.286

ID: 575	Settlement: Other rural	Location: Hobstone Lane, land off	Ward: Chasetown
Site Area (ha): 2.62	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield based on expired planning permission			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Outside village boundary. Within Greenbelt. Does not wholly comply with current development plan the Local Plan. The loss of agricultural land may need justification. Site falls FOM and contributions to this project may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: One residential dwelling on the site.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.287

ID: 711	Settlement: Other rural	Location: Lichfield Road, Edial Hall	Ward: Chasetown
Site Area (ha): 0.2	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield based on expired planning permission			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Outside village boundary. Within Greenbelt. Does not wholly comply with current development plan the Local Plan. The loss of agricultural land may need justification. Site falls FOM and contributions to this project may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: One residential dwelling on the site.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 3	Current Deliverability: Developable

Table B.288

ID: 765	Settlement: Other rural	Location: Colton Mill Industrial Estate	Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.8	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: Yield based on 30 dph			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes

ID: 765	Settlement: Other rural	Location: Colton Mill Industrial Estate	Ward: Colton and Mavesyn Ridware
Suitability Notes: Site currently in Industrial use. Site is identified in employment land review as not being part of the District's employment portfolio and as such should be considered for alternative uses. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning application has now expired	Achievability Notes: No known constraints
When is site likely to come forward?: 6 - 10 years			
		Proposed Yield: 26	Current Deliverability: Developable

Table B.289

ID: 819	Settlement: Other rural	Location: Brookhay Villages		Ward: Alrewas and Fradley
Site Area (ha): 360	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on information provided by developer. Site represents the residential element of a larger cross boundary mixed-use scheme being pursued by developer				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
Suitability Notes: Proposed new settlement would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting. Does not wholly comply with current development plan policies in the Local Plan. Floodzone 2 (part) 3a (part). SFRA may be required. The loss of Grade 2/3 agricultural land may need justification. An SBI is within 1km and the impact on them may need further investigation. Within the CRI area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site has been promoted by landowner through Local Plan process		Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
When is site likely to come forward?: 6 - 15+ years				
		0-5 years	6-10 years	11-15 years
		-	750	750
		Proposed Yield: 7500		Current Deliverability: Developable

Table B.290

ID: 837	Settlement: Other rural	Location: Watery Lane, land off		Ward: Alrewas and Fradley, Whittington & Kings Bromley
Site Area (ha): 63.2	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on information provided by developer Planning Application refused 14/00057/OUTMEI (appeal in progress)				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
Suitability Notes: Would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting.		Availability Notes: Site has been promoted by landowner through Local Plan process		Achievability Notes: Unknown - assumed scheme proposed is

ID: 837	Settlement: Other rural	Location: Watery Lane, land off	Ward: Alrewas and Fradley, Whittington & Kings Bromley
<p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigations may be required. The loss of Grade 2/3 agricultural land may need justification. An SSSI, SBI and BAS are within 1km and the impact on them may need further investigation. Impact on ancient woodland may also need further investigation. Route of HS2 lies close to the site and may impact. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			achievable, but if further highway mitigation works and sustainability improvements are required this may impact. Line of HS2 is also closely located to site and may impact
	When is site likely to come forward?: 6 - 10 years		
	0-5 years	6-10 years	11-15 years
	-	750	
	Proposed Yield: 750		Current Deliverability: Developable

Table B.291

ID: 838	Settlement: Other rural	Location: Fradley West Consortium	Ward: Alrewas and Fradley
Site Area (ha): 92.6	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: Yield based on information provided by developer, as part of mixed use scheme.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Suitable? No		Currently Available? No	
Suitability Notes: Would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting.		Availability Notes: Site has been promoted by landowner through Local Plan process	
Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact. Line of HS2 crosses the site and may impact.	
Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigations may be required.		When is site likely to come forward?: 6 - 15 years	
		0-5 years	6-10 years
		-	750
		Proposed Yield: 750	
		Current Deliverability: Developable	
Within conservation area. The loss of Grade 2/3 agricultural land may need justification. An SSSI, SBI and BAS are within 1km and the impact on them may need further investigation. Impact on ancient woodland may also need further investigation. Route of HS2 crosses the site and may impact. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.292

ID: 10		Settlement: Other rural		Location: Slade Farm, Bassetts Pole Roundabout land at		Ward: Bourne Vale (part)	
Site Area (ha): 30.01	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 19.54	Density Rate (dph): 30			
Yield Note: Size of residential area based on area within LDC boundary. Remainder of site within BCC. A rate of 30dph @ 60%							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>The loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>				<p>Availability Notes: Planning application made, no known constraints. Expect long lead in time to start work and long build out time.</p>		<p>Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.</p>	
				Proposed Yield: 352		Current Deliverability: Not Developable	

Table B.293

ID: 15		Settlement: Other rural		Location: Bassetts Pole		Ward: Bourne Vale	
Site Area (ha): 1.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.08	Density Rate (dph): 30			
Yield Note:							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>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.</p> <p>The loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability and highway mitigation measures would impact on viability.</p>	
				Proposed Yield: 26		Current Deliverability: Not Developable	

Table B.294

ID: 23		Settlement: Other rural		Location: Little Hay Lane, North of (plot 137B)		Ward: Shenstone	
Site Area (ha): 0.18	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.18	Density Rate (dph): 30			

ID: 23	Settlement: Other rural	Location: Little Hay Lane, North of (plot 137B)	Ward: Shenstone
Yield Note:			
Currently Suitable? No	Currently Available? No		Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>Lack of access onto the site and to the individual plots.</p> <p>The loss of Grade 3 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: 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.</p>		<p>Achievability Notes: Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.</p>
	When is site likely to come forward?: -		
	Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.295

ID: 24	Settlement: Other rural	Location: Little Hay Lane, North of (whole site)	Ward: Shenstone	
Site Area (ha): 20.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 20.47	Density Rate (dph): 30
Yield Note: 30 dph @ 60%				
Currently Suitable? No	Currently Available? No		Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>Lack of access onto the site and to the individual plots.</p> <p>The loss of Grade 3 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: 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.</p>		<p>Achievability Notes: Unlikely to come forward due to multiple land ownerships and lack of access. Unknown how measures to improve sustainability would impact on viability.</p>	
	When is site likely to come forward?: -			
	Proposed Yield: 368		Current Deliverability: Not Developable	

Table B.296

ID: 29	Settlement: Other rural	Location: Blake Street, land off	Ward: Little Aston	
Site Area (ha): 0.83	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.81	Density Rate (dph): 30
Yield Note: A density rate of 30dph@80% used to reflect nature and character of adjacent settlement.				

ID: 29		Settlement: Other rural	Location: Blake Street, land off		Ward: Little Aston
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species.</p>		<p>Availability Notes: Appears to have current commercial use but unlikely to delay development on site.</p>		<p>Achievability Notes: Access to site would need to be established.</p>	
		When is site likely to come forward?: -			
		Proposed Yield: 19		Current Deliverability: Not Developable	

Table B.297

ID: 33		Settlement: Other rural	Location: Whitehorse Road, land off		Ward: Chasetown
Site Area (ha): 1.43	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph): 30	
Yield Note: Yield based on development along frontage only to reflect SSSI/SBI constraints to similar density as adjacent.					
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Adjacent to Brownhills, and close proximity of public transport routes, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site offered for purchase</p>		<p>Achievability Notes: No known constraints</p>	
		When is site likely to come forward?: -			
		Proposed Yield: 30		Current Deliverability: Not Developable	

Table B.298

ID: 38	Settlement: Other rural	Location: Fradley new settlement			Ward: Alrewas and Fradley
Site Area (ha): 240	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph):	
Yield Note: Size of site corresponds to ownership, not all of site proposed to be developed, remaining yield delivered beyond the 11-15 year period.					
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: 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>Availability Notes: Planning application made, and subsequently withdrawn. No indication that new settlement related to this proposal is being pursued, different sites/proposals now being pursued.</p>		<p>Achievability Notes: Unknown - assumed scheme</p>	

ID: 38	Settlement: Other rural	Location: Fradley new settlement	Ward: Alrewas and Fradley
Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.			proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigations may be required.		When is site likely to come forward?: -	
Within conservation area. The loss of Grade 2/3 agricultural land may need justification. An SSSI, SBI and BAS are within 1km and the impact on them may need further investigation. Impact on ancient woodland may also need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 5000	Current Deliverability: Not Developable

Table B.299

ID: 41	Settlement: Other rural	Location: Mease Lane, Haunton	Ward: Mease and Tame
Site Area (ha): 0.53	Source: Submission	Proposal: Residential affordable	Size of Proposed Residential (ha): 0.12
Density Rate (dph): 30			
Yield Note: A density rate of 30 used to reflect nature and character of adjacent settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown - measures to improve sustainability may impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Within Conservation Area. Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.		Proposed Yield: 4	Current Deliverability: Not Developable

Table B.300

ID: 47	Settlement: Other rural	Location: Westwood School, Blithbury	Ward: Colton and Mavesyn Ridware
Site Area (ha): 2.31	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.31
Density Rate (dph): 30			
Yield Note: 30dph @ 60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No

ID: 47	Settlement: Other rural	Location: Westwood School, Blithbury	Ward: Colton and Mavesyn Ridware
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown - measures to improve sustainability may impact on viability.</p>
		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 69</p>	<p>Current Deliverability: Not Developable</p>

Table B.301

ID: 80	Settlement: Other rural	Location: Blithbury Road, north of Colton Mill Farm	Ward: Colton and Mavesyn Ridware	
<p>Site Area (ha): 0.58</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.58</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: A rate of 30 dph @ 80 %</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Remote location. The nearby settlement of Colton is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of the site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Remediation of contamination may be required but not thought to impact on viability. SFRA may be required and investigation of coal subsidence area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning application made.</p>	<p>Achievability Notes: Contaminated land may add increase cost but consider that unlikely to affect viability as planning application submitted.</p>	
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 14</p>	<p>Current Deliverability: Not Developable</p>	

Table B.302

ID: 81	Settlement: Other rural	Location: A513, Alrewas, CEMEX Site 1	Ward: Alrewas and Fradley	
<p>Site Area (ha): 22.47</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 22.47</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: A rate of 30 dph @ 60% has been used to take account of the need to provide infrastructure and services on site.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>

ID: 81	Settlement: Other rural	Location: A513, Alrewas, CEMEX Site 1	Ward: Alrewas and Fradley
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 2/3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 404	Current Deliverability: Not Developable

Table B.303

ID: 82	Settlement: Other rural	Location: Sandyhill Cottages, CEMEX Site 2	Ward: Alrewas and Fradley
Site Area (ha): 0.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: High dph used to make scheme viable			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: 2 dwellings currently occupied.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 5	Current Deliverability: Not Developable

Table B.304

ID: 83	Settlement: Other rural	Location: Sale lane, CEMEX Site 3	Ward: Alrewas and Fradley
Site Area (ha): 4.98	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 4.98
Yield Note: 30dph@60%			
Currently Suitable? No		Currently Available? yes	Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p>		<p>Availability Notes: Site is not currently for sale or being</p>	<p>Achievability Notes: Unknown how</p>

ID: 83	Settlement: Other rural	Location: Sale lane, CEMEX Site 3	Ward: Alrewas and Fradley
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	marketed but has been promoted by the owner/agent.		measures to improve sustainability would impact on viability.
	When is site likely to come forward?: -		
	Proposed Yield: 90	Current Deliverability: Not Developable	

Table B.305

ID: 84	Settlement: Other rural	Location: Weeford Park, CEMEX Site	Ward: Bourne Vale
Site Area (ha): 116.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 116.5
Density Rate (dph): 30			
Yield Note: 30dph@60%			
Currently Suitable? No	Currently Available? No	Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Lack of access onto the site and to the individual plots.</p> <p>Loss of grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
	When is site likely to come forward?: -		
	Proposed Yield: 2097	Current Deliverability: Not Developable	

Table B.306

ID: 405	Settlement: Other rural	Location: Land at Little Hay	Ward: Shenstone
Site Area (ha): 1.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield included in site ID 24			
Currently Suitable? No	Currently Available? No	Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>	<p>Availability Notes: Site in multiple ownerships.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
	When is site likely to come forward?: -		

ID: 405	Settlement: Other rural	Location: Land at Little Hay	Ward: Shenstone
Lack of access onto the site and to the individual plots. Loss of grade 3 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: -	Current Deliverability: Not Developable

Table B.307

ID: 433	Settlement: Other rural	Location: Station Road, land off	Ward: Hammerwich
Site Area (ha): 0.18	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note:			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: 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 contribute to sustainable mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 2 agricultural land may need justification. Site falls within the 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>Low usage of train line so unlikely to impact. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -			
	Proposed Yield: 5	Current Deliverability: Not Developable	

Table B.308

ID: 484	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Site Area (ha): 12.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.88
Yield Note: 30dph@60%			
Currently Suitable? No	Currently Available? No	Currently Achievable? No	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Very small part within floodzone 2, not considered to affect any development. Landfill site within 50m, further investigation may be required.</p>	<p>Availability Notes: 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.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -			

ID: 484	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Loss of grade 2/3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 232	Current Deliverability: Not Developable

Table B.309

ID: 485	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Site Area (ha): 0.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.56
Yield Note: 30dph@80%			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Landfill site within 50m, further investigation may be required. Loss of grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: 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. When is site likely to come forward?: -	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		Proposed Yield: 13	Current Deliverability: Not Developable

Table B.310

ID: 486	Settlement: Other rural	Location: Coppice Lane, land south of	Ward: Hammerwich
Site Area (ha): 2.44	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: 66 units in total proposed			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Part of larger site, access to individual plots not demonstrated.		Availability Notes: 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. When is site likely to come forward?: -	Achievability Notes: Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.

ID: 486	Settlement: Other rural	Location: Coppice Lane, land south of	Ward: Hammerwich
Loss of grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 66	Current Deliverability: Not Developable

Table B.311

ID: 490	Settlement: Other rural	Location: St. Matthew's Road, Burntwood	Ward: Highfield
Site Area (ha): 2.12	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 2.12
Yield Note: 40 dph @ 60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Loss of grade 2 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 50	Current Deliverability: Not Developable

Table B.312

ID: 491	Settlement: Other rural	Location: Ogle Hay Road, land at	Ward: Chasetown
Site Area (ha): 8.73	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 8.73
Yield Note: 40 dph @ 60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Adjacent to Brownhills. Close proximity of public transport route, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Impact on SSSI within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 210	Current Deliverability: Not Developable

Table B.313

ID: 562	Settlement: Other rural	Location: Aldridge Road, 144 (Former Brooklands Nursery)		Ward: Little Aston
Site Area (ha): 0.23	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site.		Availability Notes: Planning application has now expired, no indication site will come forward.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1		Current Deliverability: Not Developable

Table B.314

ID: 634	Settlement: Other rural	Location: Bonehill Road, Florascape Ltd.		Ward: Fazeley
Site Area (ha): 1.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.66	Density Rate (dph): 30
Yield Note: indicative yield of 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: Outside of the sustainable settlement of Tamworth/Fazeley. Poor proximity to services and facilities. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Impact on SBI within 1km may need investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: 40		Current Deliverability: Not Developable

Table B.315

ID: 652	Settlement: Other rural	Location: land west of Shute Hill, Chorley		Ward: Longdon
Site Area (ha): 0.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.6	Density Rate (dph): 30
Yield Note: indicative of 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: 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 contribute to sustainable mixed communities. Poor proximity to services and facilities. No demonstration of how site would improve sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve

ID: 652	Settlement: Other rural	Location: land west of Shute Hill, Chorley	Ward: Longdon
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			sustainability would impact on viability.
Impact on BAS within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		When is site likely to come forward?: -	
		Proposed Yield: 14	Current Deliverability: Not Developable

Table B.316

ID: 661	Settlement: Other rural	Location: land rear 62 Blake Street	Ward: Little Aston	
Site Area (ha): 2.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.07	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		
Loss of grade 3 agricultural land may need justification. Site has potential for protected species.		Proposed Yield: 50		Current Deliverability: Not Developable

Table B.317

ID: 662	Settlement: Other rural	Location: Orchard Farm, Fradley	Ward: Whittington	
Site Area (ha): 10	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10	Density Rate (dph): 30
Yield Note: indicative of 60% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site lies outside of a settlement boundary and is not adjacent to a sustainable settlement in the RSSS. It has not been demonstrated how the development of this site would contribute to sustainable mixed communities. Poor proximity to services and facilities. No demonstration of how site would improve sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		

ID: 662	Settlement: Other rural	Location: Orchard Farm, Fradley	Ward: Whittington
Loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 180	Current Deliverability: Not Developable

Table B.318

ID: 663	Settlement: Other rural	Location: Land south of Alrewas Road, Kings Bromley	Ward: Kings Bromley
Site Area (ha): 5.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.9
Yield Note: indicative of 60% at 30dph			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site lies outside of a settlement boundary and is not adjacent to a sustainable settlement in the RSSS. It has not been demonstrated how the development of this site would contribute to sustainable mixed communities. Poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Does not wholly comply with current development plan policies in the Local Plan.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 106	Current Deliverability: Not Developable

Table B.319

ID: 667	Settlement: Other rural	Location: land adjacent to Huddlesford Grange Farm	Ward: Whittington
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17
Yield Note: as put forward by the landowner			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location</p> <p>Impact on SBI and BAS within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 4	Current Deliverability: Not Developable

Table B.320

ID: 669	Settlement: Other rural	Location: land at Hungry Lane		Ward: Bourne Vale
Site Area (ha): 0.65	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location Impact on SBI and BAS within 1km may need investigation.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
			When is site likely to come forward?: -	
			Proposed Yield: 16	Current Deliverability: Not Developable

Table B.321

ID: 676	Settlement: Other rural	Location: Walsall Road, Ivy House Farm		Ward: Hammerwich
Site Area (ha): 0.15	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site. Green Belt.			Availability Notes: Planning application has now expired, no indication site will come forward.	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 1	Current Deliverability: Not Developable

Table B.322

ID: 677	Settlement: Other rural	Location: land west of Dog Lane, Weeford		Ward: Bourne Vale
Site Area (ha): 0.63	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.63	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph (may be considerably less due to flood zone)				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
			When is site likely to come forward?: -	

ID: 677	Settlement: Other rural	Location: land west of Dog Lane, Weeford	Ward: Bourne Vale
Large part of site falls within Flood Zone 2 and 3a. Impact on SBI and BAS within 1km may need investigation.		Proposed Yield: 18	Current Deliverability: Not Developable

Table B.323

ID: 679	Settlement: Other rural	Location: Drayton Lane, Barn Cottage	Ward: Bourne Vale	
Site Area (ha): 0.02	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.02	Density Rate (dph): 30
Yield Note: Expired Planning Permission				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>In proximity to line of HS2.</p>		<p>Availability Notes: Extension of time application refused.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.</p>
		Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.324

ID: 706	Settlement: Other rural	Location: Forge Lane, Forge Cottage, Little Aston	Ward: Little Aston	
Site Area (ha): 0.72	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.72	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Close proximity to sewage treatment works.</p> <p>Impact on BAS within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 17	Current Deliverability: Not Developable	

Table B.325

ID: 713		Settlement: Other rural	Location: Land at Highfields Farm, Burntwood		Ward: Chasetown
Site Area (ha): 14.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30	
Yield Note: indicative based on 60% at 30dph					
Currently Suitable? No			Currently Available? No	Currently Achievable? No	
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Impact on SBI and BAS within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Not currently available.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability. Access to site not confirmed.</p>	
			When is site likely to come forward?: -		
			Proposed Yield: 263	Current Deliverability: Not Developable	

Table B.326

ID: 719		Settlement: Other rural	Location: Land west of Gorse Lane, Fradley		Ward: Fradley
Site Area (ha): 6.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30	
Yield Note: indicative based on 60% at 30dph					
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Existing employment. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Impact on SBI and BAS within 1km may need investigation. Close proximity to Ancient Woodland. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability. Access to site not confirmed.</p>	
			When is site likely to come forward?: -		
			Proposed Yield: 122	Current Deliverability: Not Developable	

Table B.327

ID: 775		Settlement: Other rural	Location: Walsall Road, Ivy House Cottage		Ward: Hammerwich
Site Area (ha): 0.12	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):-	Density Rate (dph):	
Yield Note: Yield based on previously planning application which has now expired.					
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes	

ID: 775	Settlement: Other rural	Location: Walsall Road, Ivy House Cottage	Ward: Hammerwich	
Suitability Notes: Planning permission previously granted on the site. Green Belt.		Availability Notes: Planning application has now expired, no indication site will come forward.		Achievability Notes: No known constraints
When is site likely to come forward?: 6 - 10 years				
Proposed Yield: 1			Current Deliverability: Not Developable	

Table B.328

ID: 784	Settlement: Other rural	Location: Blake Street, land north of	Ward: Little Aston	
Site Area (ha): 1.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.96	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development on this site would improve its sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.			When is site likely to come forward?: 0 - 5 years	
Loss of grade 3 agricultural land may need justification. Site has potential for protected species.			Proposed Yield: 29	Current Deliverability: Not Developable

Table B.329

ID: 818	Settlement: Other rural	Location: Lyalvale Express, Fisherwick	Ward: Whittington	
Site Area (ha): 8.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 8.9	Density Rate (dph): 30
Yield Note: Yield proposed by developer				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.		Availability Notes: Planning Application submitted.		Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.			When is site likely to come forward?: -	

ID: 818	Settlement: Other rural	Location: Lyalvale Express, Fisherwick	Ward: Whittington
The loss of Grade 2/3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.		Proposed Yield: 250	Current Deliverability: Not Developable

Table B.330

ID: 839	Settlement: Other rural	Location: Carroway Head Hill, land of A453	Ward: Bourne Vale
Site Area (ha): 4.14	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.48
Yield Note: A rate of 30dph @ 60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location. The loss of Grade 3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -	Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
		Proposed Yield: 75	Current Deliverability: Not Developable

Table B.331

ID: 842	Settlement: Other rural	Location: Croxall Road, Spellow Field	Ward: Alrewas and Fradley
Site Area (ha): 0.62	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.49
Yield Note: A rate of 30 dph on 80% of site as per the SHLAA methodology.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Remote location outside settlement, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Site is separated from village by major road with limited crossing opportunities. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Loss of grade 2/3 agricultural land may need justification. An SBI is within 1km and the impact on them may need further investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		Proposed Yield: 15	Current Deliverability: Not Developable

Table B.332

ID: 884	Settlement: Other rural	Location: Croxall Road,1, land adjacent		Ward: Alrewas and Fradley
Site Area (ha): 0.04	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.04	Density Rate (dph): 30
Yield Note: Yield of 3 proposed by land owner, SHLAA methodology would give yeild of 1 new dwelling				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: Remote location outside settlement, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Site is separated from village by major road with limited crossing opportunities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. An SBI is within 1km and the impact on them may need further investigation.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.333

ID: 885	Settlement: Other Rural	Location: Wishing Well Garage		Ward: Armitage with Handsacre
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30
Yield Note: 30dph @ 100%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>Investigation of coal subsidence area may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 12	Current Deliverability: Not Developable	

Table B.334

ID: 886	Settlement: Other rural	Location: Main Road, land off, Haunton (1)		Ward: Mease and Tame
Site Area (ha): 0.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.55	Density Rate (dph): 30
Yield Note: A density rate of 30 used to reflect nature and character of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No

ID: 886	Settlement: Other rural	Location: Main Road, land off, Haunton (1)	Ward: Mease and Tame
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown - measures to improve sustainability may impact on viability.</p>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 15</p>	<p>Current Deliverability: Not Developable</p>

Table B.335

ID: 887	Settlement: Other rural	Location: Main Road, land off, Haunton (2)	Ward: Mease and Tame	
<p>Site Area (ha): 0.63</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.50</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: A density rate of 30 used to reflect nature and character of adjacent settlement.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown - measures to improve sustainability may impact on viability.</p>	
<p>When is site likely to come forward?: -</p>				
		<p>Proposed Yield: 15</p>	<p>Current Deliverability: Not Developable</p>	

Table B.336

ID: 891	Settlement: Other rural	Location: Overlay Lane land off, Alrewas	Ward: Alrewas and Fradley	
<p>Site Area (ha): 2.3</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.38</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: A rate of 30 dph @ 60% has been used to take account of the need to provide infrastructure and services on site.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
<p>When is site likely to come forward?: -</p>				

ID: 891	Settlement: Other rural	Location: Overlay Lane land off, Alrewas	Ward: Alrewas and Fradley
Loss of grade 2/4 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 41	Current Deliverability: Not Developable

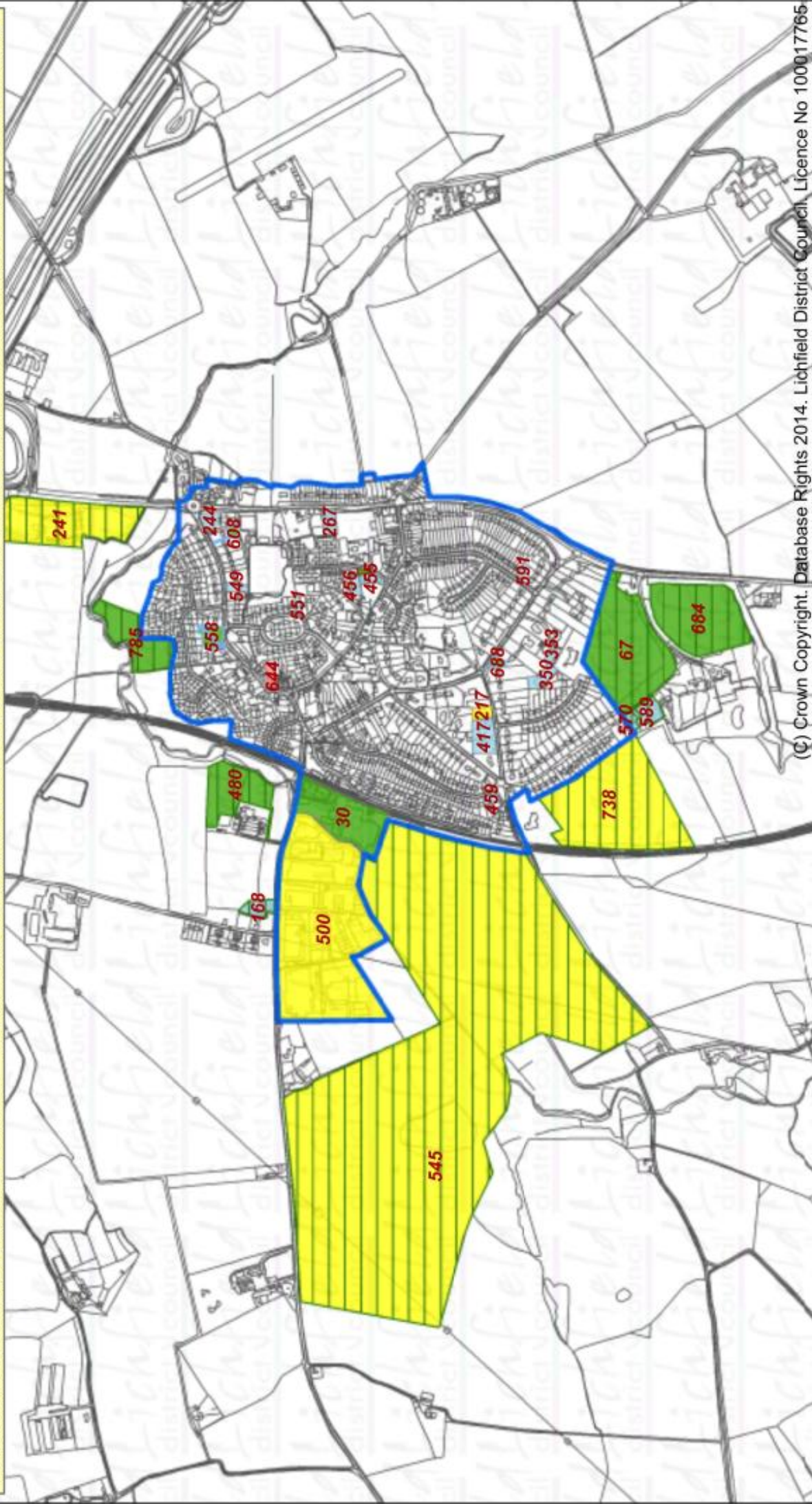
Table B.337

ID: 900	Settlement: Other Rural	Location: Weeford House Farm, land at	Ward: Bourne Vale
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4
Yield Note: 30dph @ 100%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Large part of site falls within Flood Zone 2 and 3a. Impact on SBI and BAS within 1km may need investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		Proposed Yield: 12	Current Deliverability: Not Developable

Table B.338

B.23 Shenstone

No decision has been taken to 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.



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Shenstone

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



ID	Location	Source	Planning Application No.	Net Yield	Deliverable
570	Court Drive, The Cart Hovel	Complete	08/01308/FUL	1	Complete
267	Birmingham Road, The Hollies	Complete	07/01113/FUL	3	Complete
589	Shenstone Court Farm, The Quadrangle	Complete	08/01300/FUL	3	Complete
455	Main Street, land rear 60	Complete	07/01219/FUL	5	Complete
244	Pinfold Hill, 68	Complete	04/00356/FUL	1	Complete
350	St Johns Drive, land off	Complete	02/00855/FUL	1	Complete
353	St Johns Drive, land adj 3	Complete	03/00903/FUL	1	Complete
456	Ivy House, land to the rear of	Complete	07/00686/FUL	1	Complete
459	Richard Cooper Road, 78	Complete	07/00918/FUL	1	Complete
549	Pinfold Hill, Seaton House	Complete	08/00128/FUL	1	Complete
551	Lincoln Croft, 12	Complete	08/00436/FUL	1	Complete
591	St Johns Hill, land rear of 67-69	Complete	08/01190/FUL	1	Complete
168	Lynn Lane, Oakdale	Complete	07/00379/REMM	13	Complete
565	Barnes Road, land adj 1 & 2	Under Construction	08/00539/FUL	1	Complete
688	St Johns Hill, land adj 38	Planning Permission Full	10/00869/FUL	1	Deliverable
417	Holly Hill Road, Shereston House	Complete	07/00853/FUL	4	Complete
558	Pinfold Hill, 31	Planning Permission Full	11/00621/FUL	3	Deliverable
608	Pinfold Hill, 62	Planning Permission Outline	12/00728/OUT	1	Deliverable

Table B.339

ID: 30	Settlement: Shenstone	Location: Lynn Lane		Ward: Shenstone
Site Area (ha): 2.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.07	Density Rate (dph): 50
Yield Note: Rural Planning Project identified a yield of 100 dwellings on a wider site with the existing employment area to include this site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS.		Availability Notes: Office building partially occupied.		Achievability Notes: No known constraints

ID: 30	Settlement: Shenstone	Location: Lynn Lane	Ward: Shenstone
<p>Employment allocation. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 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. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	When is site likely to come forward?: 0-5 years		
	0-5 years	6-10 years	11-15 years
	75	25	-
	Proposed Yield: 100		Current Deliverability: Deliverable

Table B.340

ID: 67	Settlement: Shenstone	Location: Court Drive, land off	Ward: Shenstone
Site Area (ha): 4.03	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 4.03
Yield Note: 30dph @ 60% to reflect existing character and grain of local area. Large number of TPOs may impact on design and yield.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2/3 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. Possible implications due to historic parkland and trees present. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 73	Current Deliverability: Deliverable

Table B.341

ID: 480	Settlement: Shenstone	Location: Shenstone Pumping Station	Ward: Shenstone
Site Area (ha): 1.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.56
Yield Note: Yield proposed by agent, considered appropriate if providing other uses / facilities on site.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 0 - 5 years	

ID: 480	Settlement: Shenstone	Location: Shenstone Pumping Station	Ward: Shenstone
<p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. An BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Proposed Yield: 41</p>	<p>Current Deliverability: Deliverable</p>

Table B.342

ID: 684	Settlement: Shenstone	Location: Land south and east of Shenstone Court	Ward: Shenstone	
Site Area (ha): 3.03	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: indicative of 60% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>BAS and SBI are within 1km and the impact on them may need further investigation.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Possible implications due to historic parkland and trees. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 54		Current Deliverability: Deliverable

Table B.343

ID: 785	Settlement: Shenstone	Location: Land north of Shenstone	Ward: Shenstone	
Site Area (ha): 0.68	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.54	Density Rate (dph):
Yield Note: Yield of 30sph on 80% of site. As per SHLAA methodology.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>
When is site likely to come forward?: 0 - 5 years				

ID: 785	Settlement: Shenstone	Location: Land north of Shenstone	Ward: Shenstone
<p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Currently Open Space, loss of open space would need to be justified. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Proposed Yield: 16	Current Deliverability: Deliverable

Table B.344

ID: 217	Settlement: Shenstone	Location: Haddon House, land adj	Ward: Shenstone	
Site Area (ha): 0.14	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: Yield based on previous planning application which has now expired				
Currently Suitable? No		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Planning permission has previously been granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning application has now expired.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1	Current Deliverability: Developable	

Table B.345

ID: 241	Settlement: Shenstone	Location: Birmingham Road, Shenstone Garden Centre	Ward: Shenstone	
Site Area (ha): 3.18	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.91	Density Rate (dph):
Yield Note: Yield based on 60% of site at 30dph, in accordance with SHLAA methodology.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 57	Current Deliverability: Developable	

Table B.346

ID: 500		Settlement: Shenstone		Location: Shenstone Employment Area		Ward: Shenstone	
Site Area (ha): 9.38	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 6.81	Density Rate (dph): 30			
Yield Note: 30dph @ 60% on area outside floodzone							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required</p> <p>An BAS and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown impact of SFRA, yield based on area outside floodzone</p>	
				Proposed Yield: 121		Current Deliverability: Developable	

Table B.347

ID: 545		Settlement: Shenstone		Location: land west of Shenstone			Ward: Shenstone		
Site Area (ha): 47.82	Source: Submission	Proposal: Residential/Mixed	Size of Proposed Residential (ha): 41.82	Density Rate (dph): 30					
Yield Note: A mixed use site is proposed but the mix has not been specified. Residential only has been assumed for the purpose of this calculation. 6ha has been taken off the site area as it lies within the floodplain.									
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No			
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required</p> <p>Ancient route of Roman Road runs through the site.</p> <p>Loss of Grade 3 agricultural land may need justification. An BAS and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to address flood risk would affect viability.</p>			
								When is site likely to come forward?: 6-15 years	
				0-5 years		6-10 years		11-15 years	
				-		675		81	
				Proposed Yield: 756		Current Deliverability: Developable			

Table B.348

ID: 738	Settlement: Shenstone	Location: Land adjacent to Court Drive, Shenstone		Ward: Shenstone
Site Area (ha): 5.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: indicative of 60% at 30dph, (Submission states 60-70 'family' dwellings)				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the . However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>BAS and SBI are within 1km and the impact on them may need further investigation.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Possible implications due to historic parkland and trees. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
			When is site likely to come forward?: 6-10 years	
			Proposed Yield: 103	Current Deliverability: Developable

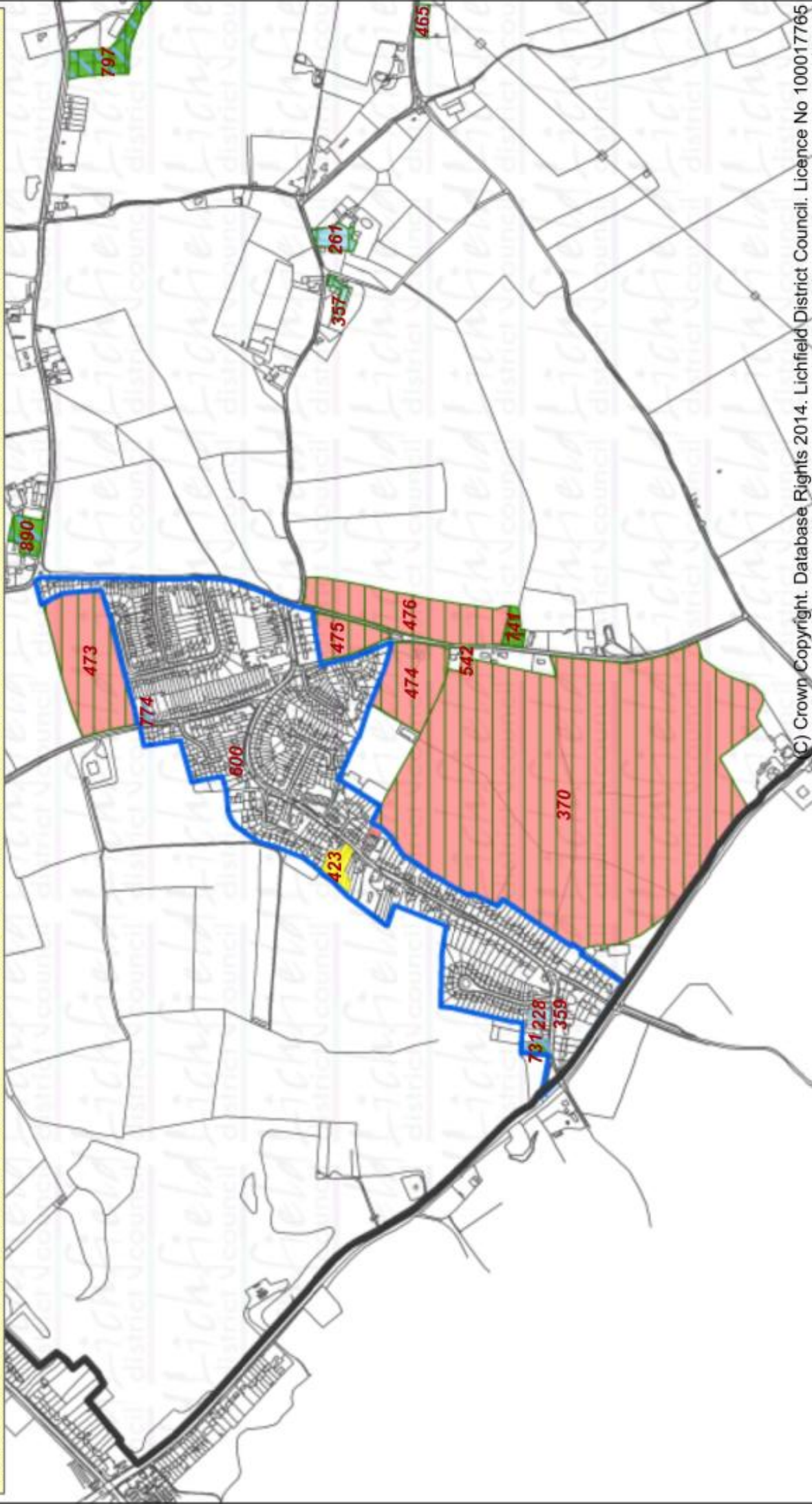
Table B.349

ID: 644	Settlement: Shenstone	Location: Pinfold Hill, Plough and Harrow PH		Ward: Shenstone
Site Area (ha): 0.11	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph): 40
Yield Note: Yield based on 40dph to reflect the urban location				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within village boundary of a settlement considered to be sustainable in the RSSS.</p> <p>An BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Availability Notes: Site has been redeveloped for alternative use. Unlikely to come forward for residential use.	Achievability Notes: No known constraints.
			When is site likely to come forward?: 0 - 5 years	
			Proposed Yield: 4	Current Deliverability: Not Developable

Table B.350

B.24 Stonnall

No decision has been taken to 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.



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Stonnall

- | | |
|---|--|
| ■ Complete | Settlement Boundary |
| Deliverable | District Boundary |
| Developable | Site with Planning Permission |
| Not Developable | Site under construction |
| | Green Belt site |

NOT TO SCALE



ID	Location	Source	Planning Application No.	Net Yield	Deliverability
228	Main Street, 18	Complete	03/01042/FUL	1	Complete
359	Lazy Hill, 2	Complete	02/00252/REM	1	Complete
600	Main Street, 133	Complete	09/00551/FUL	1	Complete
731	Main Street, Wordsley House,	Planning Permission Full	11/00739/FUL	2	Deliverable
890	Lynn Lane, Lynn Hall	Planning Permission Full	13/00781/FUL	1	Deliverable
774	Cartersfield Lane	Planning Permission Outline	11/01387/OUT	1	Deliverable

Table B.351

ID: 423	Settlement: Stonnall	Location: Public House, Stonnall		Ward: Stonnall
Site Area (ha): 0.35	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.35	Density Rate (dph): -
Yield Note: Yield based on expired planning permission				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS. Development within the existing village boundary would be supported by the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Expired Planning permission - reply to survey suggests development will not be pursued in the short term.		Achievability Notes: -
		When is site likely to come forward?: -		
		Proposed Yield: 12		Current Deliverability: Developable

Table B.352

ID: 370	Settlement: Stonnall	Location: Main Street/Chester Road (plot 1)		Ward: Stonnall
Site Area (ha): 31.38	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 31.38	Density Rate (dph): 30
Yield Note: 30dph @ 60% has been used				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: 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 contribute to mixed communities. Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		

ID: 370	Settlement: Stonnall	Location: Main Street/Chester Road (plot 1)	Ward: Stonnall
Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 565	Current Deliverability: Not Developable

Table B.353

ID: 473	Settlement: Stonnall	Location: Cartersfield Lane, land east of	Ward: Stonnall
Site Area (ha): 3.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.42
Yield Note: 30dph @ 60% has been used			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.		Availability Notes: Agricultural tenancy agreements need to be clarified and resolved.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Within 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.		When is site likely to come forward?: -	
Loss of Grade 2/3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 62	Current Deliverability: Not Developable

Table B.354

ID: 474	Settlement: Stonnall	Location: Thornes House	Ward: Stonnall
Site Area (ha): 1.82	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.66
Yield Note: Size calculated on area excluding house and orchard as suggested by agent at 30dph @ 80% to reflect existing character of settlement, plus existing house.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 contribute to mixed communities.		Availability Notes: Agricultural tenancy agreements need to be clarified and resolved.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Loss of Grade 2/3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 40	Current Deliverability: Not Developable

Table B.355

ID: 475	Settlement: Stonnall	Location: Church Road & Church Lane		Ward: Stonnall
Site Area (ha): 0.82	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.82	Density Rate (dph): 30
Yield Note: 30dph @ 80% to reflect existing character of adjacent settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 20	Current Deliverability: Not Developable	

Table B.356

ID: 476	Settlement: Stonnall	Location: Church Road, east of		Ward: Stonnall
Site Area (ha): 2.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.88	Density Rate (dph): 30
Yield Note: 30dph @ 60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 2/3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 52	Current Deliverability: Not Developable	

Table B.357

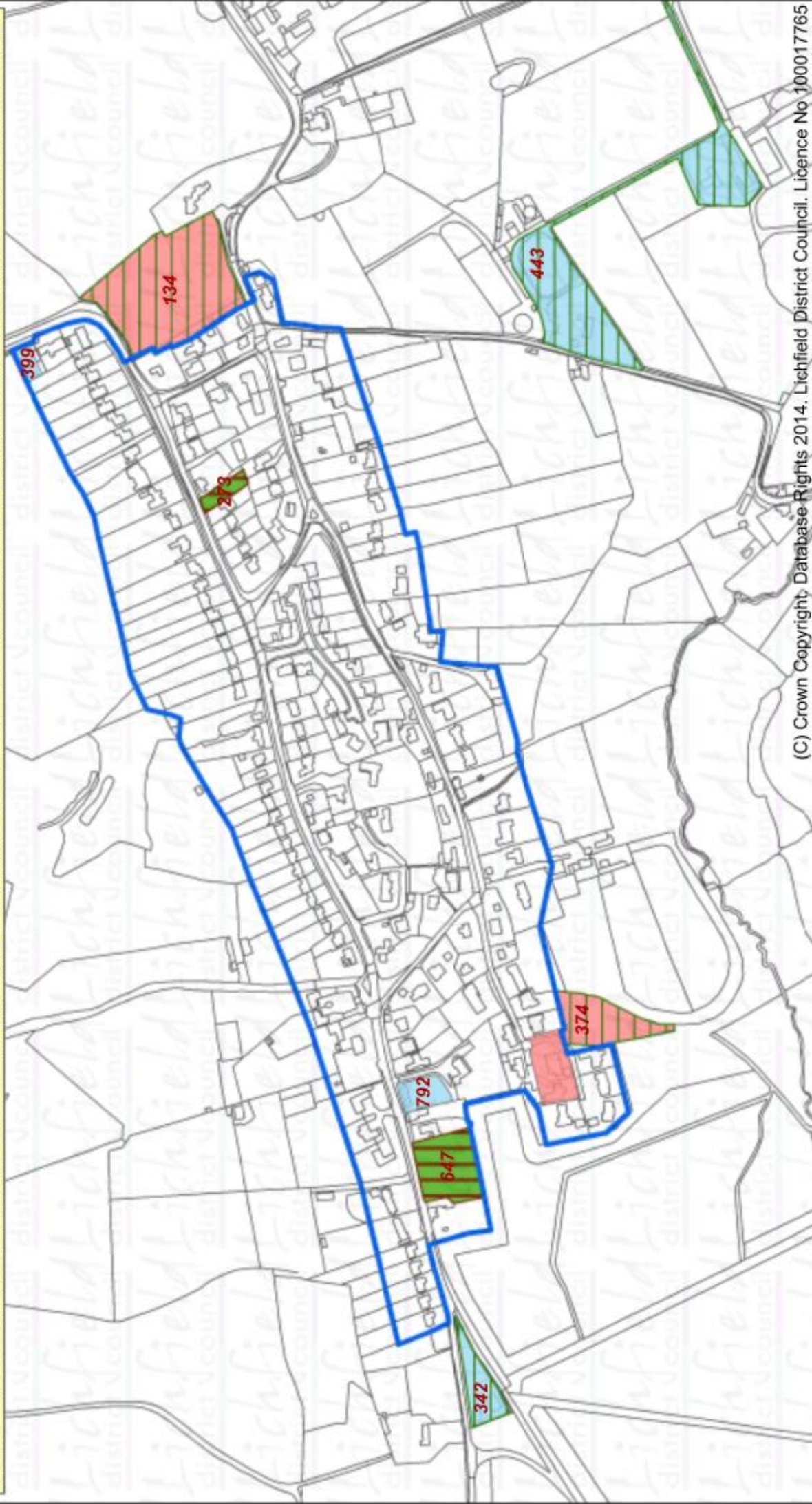
ID: 542	Settlement: Other rural	Location: Church Road, land west of, Stonnall		Ward: Stonnall
Site Area (ha): 0.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph):
Yield Note: owner indicates 1 property on site				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No

ID: 542	Settlement: Other rural	Location: Church Road, land west of, Stonnall	Ward: Stonnall
<p>Suitability Notes: The site is outside the current village boundary. Poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of grade 3 agricultural land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
	<p>When is site likely to come forward?: -</p>		
	<p>Proposed Yield: 1</p>	<p>Current Deliverability: Not Developable</p>	

Table B.358

B.25 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.



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Upper Longdon

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



ID	Location	Source	Planning Application No.	Net Yield	Deliverability
399	Brereton Hill Lane, Pine Ridge	Complete	07/00793/REM	1	Complete
342	North Lodge, Upper Longdon	Complete	02/00001/FUL	1	Complete
792	Upper Way, 77	Complete	12/00298/FUL	1	Complete
273	Upper Way, 23	Under Construction	10/00423/FUL	1	Deliverable
647	Upper Way, 93	Under Construction	10/00154/FUL	3	Deliverable

Table B.359

ID: 134		Settlement: Upper Longdon		Location: Lower Way, North of		Ward: Longdon	
Site Area (ha): 1		Source: Omission Site		Proposal: Residential		Size of Proposed Residential (ha): 1	
Density Rate (dph): 30							
Yield Note: 30dph @ 60% has been used to reflect nature and character of settlement. TPO may affect density and yield.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: 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 contribute to mixed communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -							
				Proposed Yield: 24		Current Deliverability: Not Developable	

Table B.360

ID: 374		Settlement: Upper Longdon		Location: Woodholme, land to the rear		Ward: Longdon	
Site Area (ha): 0.28		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.28	
Density Rate (dph): 30							
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: 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 contribute to mixed communities.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how</p>	

ID: 374	Settlement: Upper Longdon	Location: Woodholme, land to the rear	Ward: Longdon
<p>Within greenbelt and AONB. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>			<p>measures to improve sustainability would impact on viability.</p>
<p>Investigation of coal subsidence area may be required.</p>		<p>When is site likely to come forward?: -</p>	
<p>Loss of Grade 3 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. May impact on AONB, Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Proposed Yield: 8</p>	<p>Current Deliverability: Not Developable</p>

Table B.361

B.26 Whittington

No decision has been taken to 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.



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Whittington

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
257	Spinney End, land south west of The Green	Complete	06/00749/FUL	1	Complete
264	Swan Cottages, land rear of	Complete	03/01468/FUL	1	Complete
365	Church Street, 34	Complete	07/00496/FUL	1	Complete
629	Main Street, land north of 51	Complete	09/00227/FUL	2	Complete
809	The Green, Bracken House	Planning Permission Full	12/00975/FUL	1	Deliverable
823	Vicarage Lane, Whittington Cricket Club	Planning Permission Full	12/01224/COU	1	Deliverable
546	The Swan Inn, Whittington	Under Construction	11/01408/FUL	9	Deliverable
887	Fisherwick Road, Whittington Social Club	Under Construction	13/012065/COU	1	Deliverable
893	Fisherwick Road, 19	Planning Permission Full	13/01373/COU	1	Deliverable

Table B.362

ID: 8	Settlement: Whittington	Location: Whittington Youth Centre	Ward: Whittington
Site Area (ha): 0.32	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): Density Rate (dph):
Yield Note: Yield based on conversion of existing building and building line on new build.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is within the village boundary in a settlement considered to be sustainable in the RSSS. Within Conservation Area. Loss of Grade 3 agricultural land may need justification. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Availability Notes: Site put forward by landowner and indicates will come forward within 5 years.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 10	Current Deliverability: Deliverable

Table B.363

ID: 101	Settlement: Whittington	Location: Cloisters Walk	Ward: Whittington
Site Area (ha): 0.28	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.28 Density Rate (dph): 30
Yield Note: 30dph used to reflect nature and character of settlement. Although careful design required due to Conservation Area and Trees which may reduce density.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes

ID: 101		Settlement: Whittington		Location: Cloisters Walk		Ward: Whittington	
Suitability Notes: The site is within the village boundary in a settlement considered to be sustainable in the RSSS. Within Conservation Area. Loss of Grade 3 agricultural land may need justification. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 8		Current Deliverability: Deliverable	

Table B.364

ID: 154		Settlement: Whittington		Location: Huddlesford Lane		Ward: Whittington	
Site Area (ha): 2.69		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.69	
Density Rate (dph): 30							
Yield Note: 30dph used to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Within Conservation Area. Loss of Grade 2/3 agricultural land may need justification. An SBI are BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.				Availability Notes: Developer has option to purchase.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 60		Current Deliverability: Deliverable	

Table B.365

ID: 431		Settlement: Whittington		Location: Common Lane, land west of		Ward: Whittington	
Site Area (ha): 2.19		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.19	
Density Rate (dph): 30							
Yield Note: 30dph used to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 60		Current Deliverability: Deliverable	

ID: 431	Settlement: Whittington	Location: Common Lane, land west of	Ward: Whittington
Within Conservation Area. Loss of Grade 2/3 agricultural land may need justification. SAn SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Proposed Yield: 39	Current Deliverability: Deliverable

Table B.366

ID: 720	Settlement: Whittington	Location: Back Lane, land adj 2 Church Farm House	Ward: Whittington
Site Area (ha): 0.128	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.128
Yield Note: Based on indicative 100% at 30dph			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact on it may need further investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 4	Current Deliverability: Deliverable

Table B.367

ID: 721	Settlement: Whittington	Location: Back Lane, land adj 1 Church Farm House	Ward: Whittington
Site Area (ha): 0.197	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.197
Yield Note: Based on indicative 100% at 30dph			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. 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. An SBI is within 1km and the impact on it may need further investigation. Site is partly within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 6	Current Deliverability: Deliverable

Table B.368

ID: 748		Settlement: Whittington		Location: Common Lane, land west of		Ward: Whittington	
Site Area (ha): 0.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.8	Density Rate (dph): 30			
Yield Note: 30dph for 80% of site used to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the 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>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Within Conservation Area. Loss of Grade 2/3 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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 19		Current Deliverability: Deliverable	

Table B.369

ID: 754		Settlement: Whittington		Location: Chapel lane/Blacksmith lane		Ward: Whittington	
Site Area (ha): 0.61	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): -			
Yield Note: Yield of 5-10 identified through Rural Planning Project (See Rural Planning Project for details)							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is within the village boundary in a settlement considered to be sustainable in the RSSS.</p> <p>Within Conservation Area. SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p>Availability Notes: -</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 10		Current Deliverability: Deliverable	

Table B.370

ID: 865		Settlement: Whittington		Location: Back Lane, land aoff		Ward: Whittington	
Site Area (ha): 0.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 30			
Yield Note: Based on indicative 100% at 30dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the 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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 865	Settlement: Whittington	Location: Back Lane, land aoff	Ward: Whittington
<p>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>An SBI is within 1km and the impact on it may need further investigation. Site is partly within the Cannock Chase zone of influence therefore mitigation may be required.</p>		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 4	Current Deliverability: Deliverable

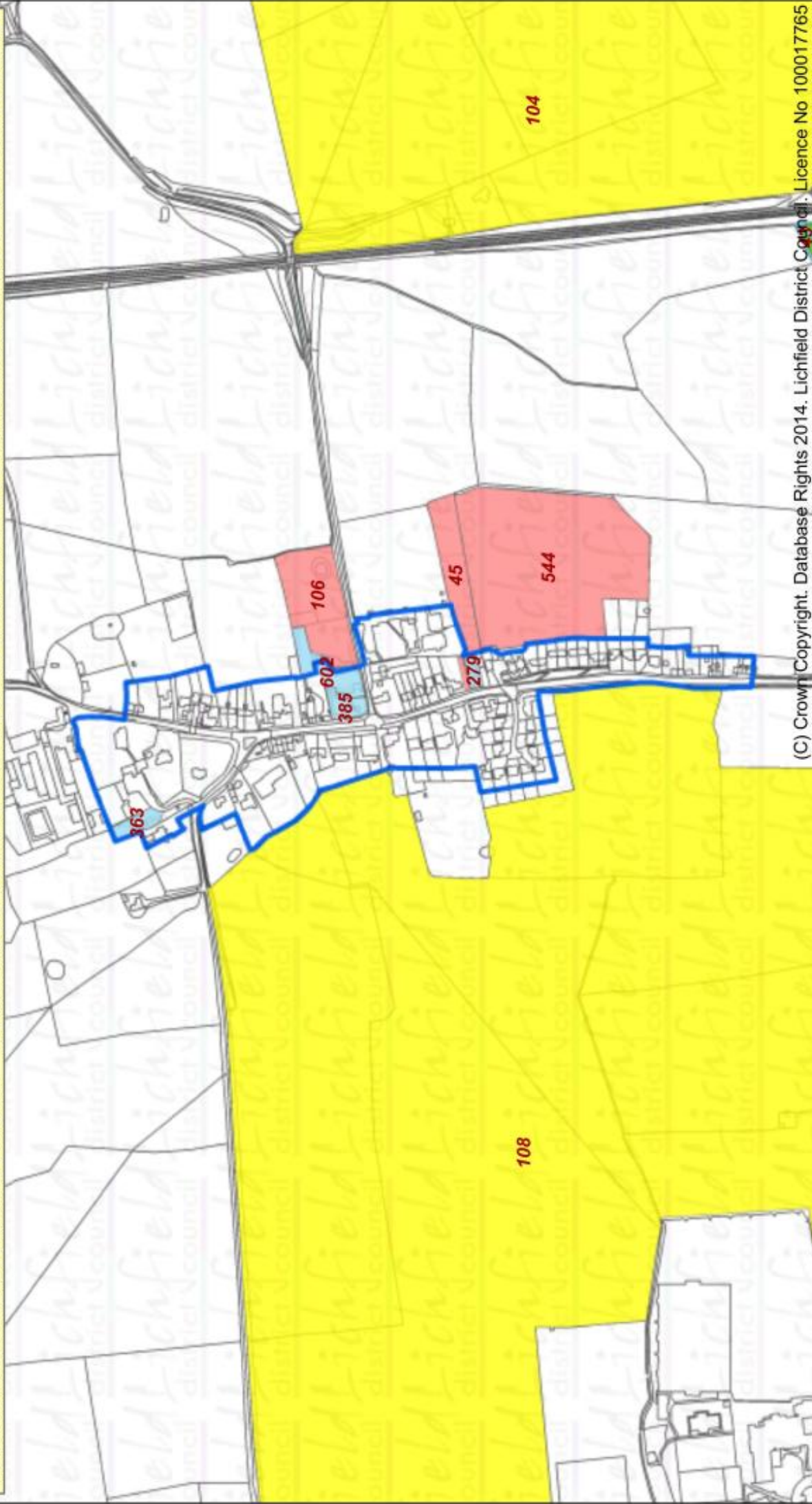
Table B.371

ID: 165	Settlement: Whittington	Location: Church Street, 29	Ward: Whittington
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08
Yield Note: Yield based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: The site is within the village boundary of a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Planning permission has previously been granted.		Availability Notes: Planning permission has now expired	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.372

B.27 Wigginton

No decision has been taken to 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.



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Wigginton

- SHLAA Sites 2013-2014**
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundary
 - District Boundary
 - Site with Planning Permission
 - Site under construction
 - Green Belt site

NOT TO SCALE



ID	Location	Source	Planning Application No.	Net Yield	Deliverability
279	Wigginton Village Hall	Complete	06/00487/COU	1	Complete
363	The Vicarage, Comberford	Complete	98/00173/REM	1	Complete
385	Main Road, 104	Complete	02/00437/COU	2	Complete
602	Syerscote Lane, Post Office Farm	Complete	09/00376/FUL	2	Complete

Table B.373

ID: 45		Settlement: Wigginton		Location: Main Road, rear of Wigginton Village Hall		Ward: Mease and Tame	
Site Area (ha): 0.43		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.4	
						Density Rate (dph): 30	
Yield Note: Yield based on area at rear of village hall and at 30dph @ 80% to reflect existing character and grain of settlement.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: 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 contribute to sustainable mixed communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Access is difficult to achieve.</p> <p>Within Conservation Area. Loss of Grade 2/3 agricultural land may need justification. Site has potential for protected species.</p>				<p>Availability Notes: Site is not currently for sale but has been promoted by landowner/agent.</p>		<p>Achievability Notes: Unlikely to be achievable without adjacent property in different ownership providing access. Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 10		Current Deliverability: Not Developable	

Table B.374

ID: 106		Settlement: Wigginton		Location: Syerscote Lane, rear of Post Office Farm		Ward: Mease and Tame	
Site Area (ha): 0.77		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.77	
						Density Rate (dph): 30	
Yield Note: 30dph @ 80% to reflect existing character and grain of settlement.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: 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 contribute to sustainable mixed communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>				<p>Availability Notes: Site is not currently for sale but has been promoted by landowner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			

ID: 106	Settlement: Wigginton	Location: Syerscote Lane, rear of Post Office Farm	Ward: Mease and Tame
Within Conservation Area. Loss of Grade 2 agricultural land may need justification. Site has potential for protected species.		Proposed Yield: 18	Current Deliverability: Not Developable

Table B.375

ID: 544	Settlement: Wigginton	Location: Main Road, rear of 82	Ward: Mease and Tame
Site Area (ha): 2.63	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.77
Yield Note: 30dph @ 60% to reflect existing character and grain of settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: 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 contribute to sustainable mixed communities.		Availability Notes: Site is not currently for sale but has been promoted by landowner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Part within Conservation Area. Loss of Grade 2 agricultural land may need justification. Site has potential for protected species.		Proposed Yield: 131	Current Deliverability: Not Developable

Table B.376

Schedule of Sites Forming 5 Year Supply

Appendix C Schedule of Sites Forming 5 Year Supply

The following tables illustrate all sites which have been included in the 5 year housing supply calculation.

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Five Year Supply					
					Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18
Lichfield										
462	Tesco, Church Street	PPF	22	-	22			22		
144	Friarsgate Development	PPF	48	2	48				24	24
55	Malthouse, Birmingham Road	UC	25	-	25		25			
164	Cherry Orchard, land off	UC	7	-	7			7		
664	Trent Valley Road, 53	UC	1	-		1	1			
627	Burton Road, 25	PPO	1	-		1			1	
607	Burnton Road, 45	PPO	4	1	1				4	
674	Friary Road, land adj 24	UC	1	-		1	1			

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Greenfield					Brownfield					Five Year Supply				
					2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
183	Sandford Street, 31a	UC	7	-		7	7												
771	Upper St John Street, 78	PPF	2	-		2		2											
786	Gorse Lane, 2	PPF	2	1	1	1			2										
606	Lombard Street, 10	PPF	2	-		2			2										
571	Dyott Close	PPF	1	-	1							1							
693	Sandyway Farm, Walsall Road	PPF	3	-		3						3							
760	Beecroft Avenue, 1	PPF	2	-	2						2								
825	Lunns Croft, Guide Hut	UC	1	-		1					1								
874	Beacon Gardens, land adj 20	PPF	1	-	1									1					
878	Walsall Road, 192	PPO	1	-	1									1					
64	Cherry Orchard, 41 (Humpty Dumpty)	PPFs106	8	-		8										8			
879	Bird Street, 30-36	PPF	7	-		7								7					
61	Grange Lane, The Windmill PH	PPF	12	-		12									12				

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Greenfield					Brownfield	Five Year Supply							
					2014/15	2015/16	2016/17	2017/18	2018/19		2014/15	2015/16	2016/17	2017/18	2018/19			
806	Ferndale Road, 22	PPF	1	-	1							1						
594	Tamworth Street, 1,3,5	UC	2	-		2				2								
63	Upper St John Street, The Greyhound PH	PPO	8	-		8										8		
904	Tamworth Road, Quarry Lodge	PPF	1	-	1							1						
782	Wade Street, 53, Bank Chambers	UC	2	-		2				2								
191	Borrowcop Lane, 25	PPO	1	-	1										1			
728	Quarry Hills Lane, 4 & 5	UC	5	2	3	2				2				5				
733	Dam Street, 30, Pool House	UC	1	-		1				1				1				
430	Walsall Road, Blair House	PPF	3	1	2	1										3		
125 & 408	East of Lichfield (Streethay) SDA	PPOs106	750	-	750					750						75	150	150

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion					Five Year Supply				
				Greenfield	Brownfield	Greenfield	Brownfield	Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18
Burntwood													
163	Cannock Road, 21	PPO	2	-	2							2	
616	Chase Road, 236	PPO	1	-		1							1
709	Chawner Close, land at	PPF	1	-	1					1			
615	Triangle Tavern	PPO	6	-		6						6	
698	Kingsdown, land at 2	UC	1	-	1		1						
763	High Street, 7-9	PPFs106	11	-						11			
557	Oakdene Road, 104	PPO	1	-					1				1
750	Baker Street, land at	PPF	6	-	6					6			
814	Baker Street, land adj 84	PPF	1	-	1						1		
640	Chase Road, former dental practise	UC	3	-		3				3			
722	Springhill Road, 38 & 40	PPF	4	2	2						4		
789	High Street, 39, Former Swan Inn	UC	7	-								7	

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Greenfield					2018/19
					Brownfield	Five Year Supply	2014/15	2015/16	2016/17	
781	New Street, land adj 30	UC	1	-	1		1			
803	Cannock Road, 109	PPF	1	-	1				1	
821	High Street, land rear 161-167	PPF	7	-		7				
851	Rake Hill, 13	PPF	3	-	3				3	
857	Lawnswood Avenue, 1-3	PPF	2	-		2			2	
861	High Street, land rear 56	PPF	1	-	1					1
862	Woodhouses Road, land adj 163	PPF	1	-	1					1
864	Bridge Cross Road, land rear 20	UC	1	-	1			1		
872	High Street, 57, land rear office	PPF	1	-	1					1
873	Water Street, 6	PPF	1	-	1					1
903	Lichfield Road, 34	PPF	1	-	1					1
800	Rugeley Road, 3	PPF	1	-	1					1

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion					Five Year Supply				
				Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18	2018/19			
780	Rugeley Road, land adj 65	PPF	1	-	1				1				
198	Rake Hill, land adj 15	PPF	3	-	3				3				
749	Coney Lodge Farm, Chase Terrace	PPF	1	-	1						1		
787	High Street, 44, Sheila's Flower Box	PPF	1	-			1			1			
783	High Street, land rear 27	PPF	1	-	1							1	
420	Cannock Road, land west of 193	PPF	4	-			4				4		
Replacement Dwelling	Oak Lane, 15	PPF	1	1				1		1			
726	Sanderling Rise, land adj 1	PPF	1	-	1						1		
471	Rugeley Road, 123	PPF	1	-	1					1			
682	The Centurion, 110 Chase Road	UC	3				3				3		

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Greenfield					Brownfield					Five Year Supply				
				Demolition/Conversion	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18
Alrewas																		
752	Essington House Farm (Part)	UC	4	2 (2 existing to remain so 2 net)	4					4								
810	Church Road, Cranfield House Outbuilding	PPF	1	-		1										1		
847	Main Street, land rear 70	PPF	2	-	2							2						
883	Mill End Lane, 10	PPF	2	1 (Sub-division of property so 1 net)		2										2		
46	Park Road Printers	PPF	4	-		4									4			
610	Tudor Chocolates Workshop	PPF	4	-		4										4		
Armitage with Handsacre																		
772	Harvey Road, 35-37 (Garage Court)	PPF	2	-		2										2		
798	Rugeley Raod, 34A	UC	4	1		4									4			
816	Leaside Avenue	PPF	1	-	1											1		

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Five Year Supply							
				Demolition/Conversion	Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18	2018/19
888	Rugeley Road, Clarke Hayes	PPF	1	-	1			1			
Clifton Campville											
556	Main Street, 114-116	UC	1	-	1		1				
444	Chestnut Lane, 11	PPO	1	-	1					1	
Colton											
828	Lloyds Cottages	UC	1	-	1				1		
791	Lloyds Cottages, land rear (2)	UC	1	-	1				1		
Drayton Bassett											
672	Salts Lane, Willow End	PPF	2	1	1		1		2		
Elford											
597	The Rectory, Church Road	UC	2	1	1		1			2	

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Greenfield					Brownfield					Five Year Supply				
				2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
Edingale																		
407	Pessall Lane, 14-16	UC	4	-	2	2	4											
859	Main Road, 3 Stable Yard Nursery	PPF	1	-	1						1							
East of Rugeley																		
848	Rugeley ERZ (Phase 4 & 5)	UC	189	-		189	150	39										
Fazeley, Mile Oak & Bonehill																		
117	The Boathouse	UC	12	1		12	12											
115	Tolsons Mill	PPFs106	100	-		100							50	50				
262	Stud farm Drive, 9	UC	1	-	1		1											
773	Park Lane, The Bungalow	UC	2	1	1	1	2											
807	Brook End, land off	PPO	3	-	3												3	
201	Coleshill Street, 85	PPF	1	-	1			1										

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Greenfield					Brownfield					Five Year Supply					
				Demolition/Conversion	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
849	Lichfield Street, 267	PPF	1	-				1											
171	Reindeer Road, 1	PPO	1	-			1								1				
100	The Green, 20	PPO	4	-			3			1					4				
Fradley																			
240	Old Hall Farm, Old Hall Lane	UC	5	-			5												
391	Church Farm, Church Lane	PPF	1	-			1							1					
805	Bridge Farm Lane, Bridge Farm	PPF	1	-			1								1				
762	Forrester Close, Pumping Station	PPF	1	-					1						1				
700	Long Lane, 4	PPF	1	-										1					
860	Heath Gap, Bear Cottage	PPF	1	-															1
881	Church Lane, 42, Fradley Cottage	PPF	1	-															1
840	Fradley SDA - Halifax Avenue	PPO	750	-						750					75				150

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield(v)	Demolition/Conversion	Greenfield					Brownfield					Five Year Supply				
					2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
34	Fradley SDA - Hay End Lane	PPOs106	250	-	250														
Hammerwich																			
892	Hall Lane, Hammerwich House Far,	PPF	1	-	1														1
Hill Ridware																			
737	School Lane, Avondale	PPF	3	-	3														
255	Royal Oak	PPF	9	-	9														9
831	Wade Lane, Ridware Hall Stables	PPF	1	-	1														1
Harlaston																			
595	The Honestead, Haunton Road	PPF	1	-	1														1
85	Pish Pitts Farm	PPF	14	-	14														14

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Greenfield					Brownfield					Five Year Supply				
			Demolition/Conversion					Gross Yield ^(v)					2014/15	2015/16	2016/17	2017/18	2018/19

Kings Bromley

858	Manor Road, 1, The Forge	PPF	1	-		1					1							
894	Alrewas Road, 26 & 28	PPF	1	-		1									1			
902	Manor Park, Manor Croft	PPF	3	-		3									3			

Little Aston

Replacement Dwelling	Horsey Lane, Woodhouse	UC	1	1						1								
338	The Garth, Roman Road	UC	1	1						1								
620	Melbourne House, Roman Road	UC	2	1		1				1			2					
203	Cornerwyas, land adj	PPF	1	-		1								1				
Replacement Dwelling	Squirrel Walk, 16, Gablewood	PPF	1	1						1					1			

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield(v)	Greenfield					Brownfield					Five Year Supply				
				Demolition/Conversion	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18
220	High Beeches, Roman Road	UC	1	-	1				1									
Replacement Dwelling	Roman Road, Cheswardine	PPF	1	1			1								1			
Replacement Dwelling	Roman Road, Roman Way	PPF	1	1			1								1			
Replacement Dwelling	Newick Avenue, 6A	PPF	1	1			1				1							
Replacement Dwelling	Walsall Road, 57A	PPF	1	1			1						1					
886	Woodside Drive, land at	PPF	1	-			1										1	
Replacement Dwelling	Squirrel Walk, 19	PPF	1	1					1									
Replacement Dwelling	Talbot Avenue, Hilibre	UC	1	1					1									
Replacement Dwelling	Rosemary Hill Road, 21	UC	1	1					1									1
Replacement Dwelling	Roman Park, 2	PPF	1	1					1								1	
179	Roman Park, 5, The Thorns	UC	2	1				1							2			

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Five Year Supply							
				Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18	2018/19	
Replacement Dwelling	Beech Gate, 3	UC	1	1	1						
Longdon											
725	Brook End, 13	PPF	1	-	1	1					
North of Tamworth											
43	Browns Lane, land at	PPOs106	165	-	165				25	50	50
Other Rural - Rural North SHMA											
732	Lea Lane, land at Wilderly Barn	UC	1	-	1	1					
730	Shute Hill, Studwell House, Chorley	PPF	1	-	1			1			
742	Pipe Road, Hall Farm	PPF	1	-	1			1			
829	Batesway, land adj Rock Cottage	PPF	1	-	1				1		

^v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield(v)	Demolition/Conversion	Greenfield					2018/19
					Brownfield	Five Year Supply	2016/17	2017/18	2018/19	
843	Watery Lane, land at Fulbrook Nursery	PPF	1	-	1				1	
870	Shaw Lane, Shaw Lane Farm	PPF	1	-	1			1		
871	Lysways Lane, Hanch Hall	PPF	1	-	1				1	
876	Fox Lane, Greenacres	PPF	1	-		1			1	
882	Giddywell Lane, Rookery Farm	PPF	1	-	1			1		
796	Stonewell Lane, Benbrook Farm	PPF	1	-	1			1		
Replacement Dwelling	Stockings Lane, Windmill Farm	PPF	1	1		1			1	
812	Pipe Lane, Quintins Orchard Farm	PPF	2	-	2				2	
Replacement Dwelling	Lower Lane, Orchard Cottage	PPF	1	1		1			1	
Replacement Dwelling	Lysways Lane, The Spinney	PPF	1	1		1			1	

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status					Greenfield					Brownfield					Five Year Supply														
		Demolition/Conversion					2014/15					2015/16					2016/17					2017/18					2018/19				
		Gross Yield ^(v)																													

Other Rural - Rural South & East SHMA

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Greenfield	Brownfield	Five Year Supply	Greenfield	Brownfield	Five Year Supply	Greenfield	Brownfield	Five Year Supply	Greenfield	Brownfield	Five Year Supply	Greenfield	Brownfield	Five Year Supply	Greenfield	Brownfield	Five Year Supply		
226	Lamb Farm, London Road	UC	7	-	7			7					7											
635	Ash Tree Lane, Hill Farm	UC	1	-	1			1					1											
Replacement Dwelling	Birmingham Road, Sabaar Lodge	PPF	1	1		1			1							1								
Replacement Dwelling	Canwell Hall	PPF	1	1		1				1									1					
Replacement Dwelling	Syerscote Lane, Cleft Hill Farm	PPF	1	1		1			1													1		
Replacement Dwelling	Scotland Lane, Oak Tree House	PPF	1	1		1			1										1					
592	Stockford Lane, Willford Farm	UC	3	-	3					3														
741	Church Road, Thornes Hall Farm	UC	1	-	1				1							1								
811	London Road, Weeford Park Farm	PPF	4	-		4							4									4		
830	Blake Street, 14	UC	1	-	1								1									1		

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield(v)	Demolition/Conversion	Greenfield Brownfield					Five Year Supply	
					2014/15	2015/16	2016/17	2017/18	2018/19		
846	Mill Lane, The Dingle	PPF	1	-	1					1	
850	Footherley Lane, Footherley Cottages	PPF	4	-		4					4
852	Thorpe Lane, Glebe House	UC	1	-	1				1		
853	Little Hay Lane, St Chad's	UC	1	-		1			1		
854	London Road, Weeford Park Farm (Barn Conversions)	PPF	2	-			2				2
855	Chester Road, 731A	PPF	1	-			1				1
Replacement Dwelling	Chester Road, Fishpond Cottage	PPF	1	1		1			1		
Replacement Dwelling	Heath Road, Darnford Bridge Farm	PPF	1	1		1			1		
Replacement Dwelling	Portway Lane, Portway Bungalow	PPF	1	1		1			1		

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Five Year Supply					
					Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18
875	Fisherwick Road, The Woodshed, Tamhorn Park Farm	PPF	1	-	1			1		
877	Watling Street, The Castle	PPF	3	-	3				3	
880	Flats Lane, 17	PPF	1	-		1		1		
889	Tamworth Road, Ingley Hill Farm	PPF	2	-	2				2	
778	Manor Lane, Manor Farm	PPF	1	-	1			1		
797	Lynn Lane, Former sewage treatment works	PPF	1	-		1		1		
638	Watling Street, Bucks Head Farm	PPF	9	-	9				4	5
827	Brockhurst Lane, Stockfields	PPF	1	-	1			1		
715	Wood Lane, Watford Gapr Nursery	PPF	1	-	1		1			

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield(v)	Greenfield					2014/15	2015/16	2016/17	2017/18	2018/19
				Brownfield	Demolition/Conversion	Five Year Supply	Greenfield	Brownfield					
Other Rural - Burntwood SHMA													
685	Pipehill Farm, Walsall Road	UC	1	-	1				1				
	Replacement Dwelling	PPF	1	1						1			
Other Rural - Lichfield SHMA													
Shenstone													
558	Pinfold Hill, 31	PPF	4	1	3	1			4				
608	Pinfold Hill, 62	PPO	1	-	1					1			
565	Barnes Road, land adj	UC	1	-	1			1					
688	St Johns Hill, land adj 38	PPF	1	-	1				1				
	Replacement Dwelling	PPF	1	1		1					1		

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion					Five Year Supply					
				Greenfield	Brownfield	Greenfield	Brownfield	Greenfield	Brownfield	2014/15	2015/16	2016/17	2017/18	2018/19
Stonnall														
774	Cartersfield Road, Amalfi	PPO	1	-	1	1						1		
890	Lynn Lane, Lynn Hall	PPF	2	1	1	1						2		
731	Main Street, Wordsley House	PPF	2	-	2						2			
Upper Longdon														
273	Upper Way, land adj 23	UC	1	-	1					1				
647	Upper Way, 93	UC	3	-	3					3				
Whittington														
546	The Swan Inn	UC	9	-			9			5	4			
809	The Green, Bracken House	PPF	1	-	1							1		

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield ^(v)	Demolition/Conversion	Greenfield					TOTAL	275	264	455	513	450
					Brownfield	Five Year Supply	2014/15	2015/16	2016/17						
887	Fisherwick Road, Whittington Social Club	UC	1	-	1	1									
893	Fisherwick Road, 19	PPF	1	-	1								1		
823	Vicarage Lane, Whittington Cricket Pavillion	PPF	1	-	1							1			
					TOTAL	275	264	455	513	450					

Table C.1 Sites with Planning Permission

Please note that table C.2 includes the Strategic Development Allocations (SDAs) proposed through the Local Plan Strategy which have yet to gain planning permission (where SDA's have planning permission or a resolution to grant subject to s106). The assumed delivery of these sites is consistent with the projected deliveries contained within the [Local Plan Strategy \(EIP Changes\)](#). The assumed delivery rates within the [Local Plan Strategy \(EIP Changes\)](#) were supported by developers of the sites during the Local Plan hearing sessions in October 2014. Table C.2 only includes those SDA's which the Inspector has issued findings on within his Initial Findings and does not include those sites proposed through the Main Modifications as the Inspector has yet to issue findings relating to these sites.

v yield remaining where site is under construction (UC)

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Greenfield	Brownfield	Five Year Supply				
						2014/15	2015/16	2016/17	2017/18	2018/19
109, 378 & 414	South Lichfield SDA	450	1	449	1	75	150	150	150	75
497 & 478	East of Burntwood Bypass SDA	375			375	50	100	100	100	100
157	East of Rugeley SDA (Canal-side site)	80			80				25	50
TOTAL						0	125	250	275	225

Table C.2 Deliverable Strategic Development Allocations (SDAs)

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Greenfield					Brownfield					Five Year Supply				
				2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
Lichfield																		
403	Former HSBC Hire, Streethay	72	-									72					22	
59	Sandford Street, 29	10	-									10					10	
415	Buffer Depot, Trent Valley	75 (50 deliverable within first 5 years)	-									75					25	
636	Lichfield Day Service, Cherry Orchard	24	-									24					24	
31	St Johns Hospital	37	-									37					12	
614	143/145 Upper St John Street	4	-					4										
836	Cross Keys, Former 'What' store	39	-									39					14	
813	Land at Rosaries	9	-					9										
60	Angel Croft	9	-									9						
44	St Chads House, Cross Keys	12	-									12					12	
361	Netherstowe House	10	-					10									10	
164	Cherry Orchard	7	-					7										
381	Stafford Road	4	-					4										
633	Land at Fosseway	5	-					5										
668	George Lane, 18	1	-					1										
755	Bloomfield Crescent, Garage Court	5	-									5						

SHLAA ID	Site Location	Gross Yield	Greenfield					Brownfield					Five Year Supply																		
			Demolition/Conversion					2014/15					2015/16					2016/17					2017/18					2018/19			
756	Bloomfield Crescent Garage Court 2	6	-						6								6														
757	Dimbles Lane Garage Court	3	-						3							3															
758	Hewit Close Garage Court	3	-						3							3															
759	City Wharf remaining	29	-						29											25									4		
703	Shortbutts Lane, rear of 75	4	-				4									4															
739	King Edward VI School	32	-						32																	25			7		
740	King Edward VI School, garden/allotment	3	-						3							3															
103	Burton Road, land off, Streethay	38	-						38																	25			13		
Burntwood																															
496	Land south of Cannock Road	17	-						17																						17
99	St Josephs Church	8	-						8							8															
478	Bridge Cross Garage	20	-						20																						20
129	Rugeley Road, 19	6	-						6							6															
98	High Street, 51-55	8	-						8							8															
152	The Greyhound PH	22	-						22																						22
479	High Street, 103	13	-						13																			13			
4	Chase Terrace Primary School	30	-						30																			25		5	
841	Cannock Road, Olaf Johnson Site	57	-						57																			25		32	
7	Maple Close	32	-						32																		25			7	

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Greenfield					Brownfield					Five Year Supply				
				2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19	2014/15	2015/16	2016/17	2017/18	2018/19
Fazeley, Mile Oak & Bonehill																		
440	The Green, 14	7	-	7														
96	Fazeley Saw Mill	25	-		25												25	
723	Gainsborough Drive, 1	2	-	2														
97	Bonehill Mill	25	-		25											25		
Alrewas																		
36	Bagnall Locj, East of A513, South Canal	16	-	16													16	
897	Fox Lane, 41/42	6	2	4													6	
Whittington																		
8	Whittington Youth Centre	10	-														10	
101	Cloisters Walk	8															8	
TOTAL																		
				0	0	102	358	218										

Table C.3 Deliverable SHLAA Sites

Windfall Evidence

Appendix D Windfall Evidence

Evidence for Windfall Allowance

The NPPF states that local authorities may make allowance for windfall sites where there is 'compelling' evidence that such sites have consistently become available within the District and contribute to the overall supply. The NPPF continues that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment and history windfall delivery rates. The NPPF defines windfall sites as those which have not been previously identified and should not include sites within residential gardens.

To establish a windfall allowance Lichfield District Council has looked in detail at the information collected through the SHLAA process since it began in 2008 and any site which had not been identified through the local plan or was a permission granted on residential land has been identified as a windfall site. The results are shown in Table D.1 below.

Year	Number of Windfalls granted Planning Permission	Gross Completions delivered from windfall sites
2008-2009	16	197
2009-2010	72	75
2010-2011	33	131
2011-2012	33	89
2012-2013	64	66
2013-2014	44	128

Table D.1 Windfall Sites

Tables D2 - D6 include all of the sites windfall sites which have been granted permission each year and are used to calculate the Districts windfall allowance.

Table D7 lists all residential completions which have come forward

2008-2009					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
448	Burntwood	Squirrels Hollow, land adj 8	Erection of a detached bungalow	08/00003/OUT	1
453	Burntwood	High Street 33, Chase Terrace	Demolition of existing and erection of 3 dwellings	07/01028/FUL	2
454	Alrewas	Main Street, 60-64	Erection of 2 dwellings and 1 apartment	07/01029/FUL	3

2008-2009					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
455	Shenstone	Main Street, land rear 60	Erection of 5 dwellings	07/01219/FUL	5
457	Hopwas	Nursery Lane 17	Erection of 1 dwelling	07/00916/FUL	1
457	Burntwood	Queen Street 32	Conversion of dwelling to 3 apartments	07/01142/FUL	2
460	Burntwood	Springhill Road 103	Erection of a bungalow	07/01162/FUL	1
471	Burntwood	Rugeley Road 123	Erection of 1 dwelling	07/00783/OUT	1
Total Windfalls (Granted Permission)					16

Table D.2 Windfall Sites 2008-2009

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
547	Other Rural	Curborough House Farm	Conversion of outbuilding to residential	08/00667/COU	1
552	Burntwood	Princess Street 78A	Conversion to form 2 flats	08/00565/FUL	1
555	Other Rural	Wood End Farm	Conversion of barn to form 1 dwelling	08/00683/COU	1
556	Clifton Campville	Main Street, land rear 114-116	Erection of 1 bungalow	08/00612/OUT	1
557	Burntwood	Oakdene Road 104	Erection of 1 bungalow	08/01050/OUT	1
561	Lichfield	Wyrley Close, corner of	Erection of 1 dwelling	08/00500/OUT	1
562	Other Rural	Aldridge Road, 144 (Former Brooklands Nursery)	Erection of 1 bungalow	08/00785/FUL	1
564	Other Rural	Ashmore Brook Farm	Conversion of outbuilding to residential	08/00676/COU	1
566	Other Rural	Warren House Farm	Barn conversion to form 1 dwelling	09/00081/COU	1
567	Lichfield	Bore Street. The Bengal	Change of use of store to studio	08/00800/COU	1

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
570	Shenstone	Court Drive, The Cart Hovel	Barn conversion to form 1 dwelling	08/01308/COU	1
572	Other Rural	Green Barns Farm	Barn conversion to form 4 dwellings	08/00343/COU	4
573	Lichfield	Greenhough Road, land adj 10	Erection of 1 detached dwelling	08/01014/FUL	1
575	Other Rural	Hobstone Lane, land off	Erection of 1 detached dwelling	08/00551/REM	1
576	Burntwood	Ironstone Road, land off	Erection of a detached dwelling	08/00901/FUL	1
578	Other Rural	Home Farm Buildings	Conversion of outbuilding to residential	09/00005/COU	1
580	Alrewas	Main Street, 5-7	Change of use to residential (2 flats) and 1 detached dwelling	08/00297/COU	
581	Alrewas	Mill End Lane 16	Erection of detached dwelling	09/00118/FUL	1
584	Burntwood	Queen Street 20b	Change of use from office to residential	08/00334/COU	1
589	Shenstone	Shenstone Court Farm	Barn conversion to form 4 dwellings	08/01300/COU	3
592	Other Rural	Williford Farm	Barn conversion to form 4 dwellings	08/00914/COU	3
594	Lichfield	Tamworth Street 1,3,5	Conversion of first and second floor from office to 3 flats	08/00497/COU	3
595	Harlaston	The Homestead	Barn conversion to form 1 dwelling	08/01217/FUL	1
596	Other Rural	The Old Coach House	Conversion to form 1 dwelling	08/00818/COU	1
598	Other Rural	Upfields Farm	Change of use from farm office to 2 dwellings	08/01129/FUL	2
599	Lichfield	Upper St John Street 76	Change of use to residential	08/01083/COU	1

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
601	Lichfield	Tamworth Street 38	Change of use to residential	09/00574/COU	1
602	Wigginton	Post Office Farm	Barn conversion to from 2 dwellings	09/00376/COU	2
604	Lichfield	Bird Street 6a	Conversion of first and second floors from office to 2 flats	09/00339/COU	2
606	Lichfield	Lombard Street 10	Change of use of engineering works to form 2 dwellings	09/00486/COU	2
609	Lichfield	Land at Fosseyway Cottage	Erection of 2 dwellings	09/00712/FUL	2
610	Alrewas	Main Street, Tudor Choclates Workshop	Demolition of existing building and erection of 4 dwellings	09/00721/FUL	4
613	Burntwood	High Street 8	Loft conversion to form apartment with access	09/00860/COU	1
617	Burntwood	Rugeley Road 19	Change of use to residential	08/01187/COU	1
621	Fazeley	Victoria Drive 6	Change of use to residential	09/00969/COU	1
622	Mavesyn Ridware	The Creamery, Manor Farm	Removal of condition to enable the property to be used as an independent dwelling	09/01021/FUL	1
624	Burntwood	Hillside Farm	Change of use of outbuilding to a dwelling	09/00932/COU	1
625	Fradley	Fox Meadow Farm	Change of use to residential	09/01074/COU	1
630	Other Rural	Brereton Cross Farm	Barn conversion to from 1 dwelling	09/01139/COU	1
635	Lichfield	Hill Farm	Barn conversion to from 1 dwelling	09/01002/COU	1
638	Other Rural	Bucks head Farm	Conversion of agricultural buildings to form 9 dwellings	09/01030/COU	9

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
639	Other Rural	The Barn, Wall Lane Farm	Barn conversion to form 1 dwelling	09/00556/COU	1
640	Burntwood	Chase Road, former dental surgery	Change of use to form 2 flats	09/01290/COU	2
664	Lichfield	Trent Valley Road 53	Conversion of cellar to 1 bed flat	10/00151/FUL	1
Total Windfalls (Granted Permission)					72

Table D.3 Windfall Sites 2009-2010

2010-2011					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
673	Lichfield	Walsall Road, Abbey House	Change of use for bed and breakfast to residential	10/00360/COU	1
674	Lichfield	Friary Road, land adj 24	Erection of 1 dwelling	10/00336/OUT	1
679	Other Rural	Drayton Lane, Barn Cottage	Barn conversion to form 1 dwelling	10/00659/COU	1
682	Burntwood	Chase Road, The Centurion PH	Conversion of PH to form 1 dwelling and the erection of 2 dwellings	10/00467/FUL	3
689	Other Rural	Abnalls Lane, The Stables	Use of existing residential accommodation as independent dwelling	10/01071/FUL	1
691	Lichfield	Upper St John Street 80a	Change of use to residential	10/01101/COU	1
692	Other Rural	The Hill Farm	Barn conversion to form 1 dwelling	10/00880/COU	1
693	Lichfield	Walsall Road, Sandyway Farm	Barn conversion to form 3 dwellings	10/00580/COU	3
695	Other Rural	Packington Fields Farm	Agricultural workers dwelling	10/00763/OUT	1
696	Elford	Former Post Office	Change of use to residential	10/01148/COU	1

2010-2011					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
699	Lichfield	Frog Lane, Holme	Change of use to residential	10/01397/COU	1
702	Elford	The Crown Inn	Conversion of PH, outbuilding to form 2 dwellings and erection of 1 dwelling	10/01110/FUL	3
708	Lichfield	Dam Street 18	Change of use to residential	10/01580/COU	1
709	Burntwood	Chawner Close, land at	Erection of 1 bungalow	10/01414/OUT	1
710	Lichfield	Bird Street 11	Change of use of first and second floor office to 3 apartments	10/00926/COU	3
711	Other Rural	Lichfield Road, Edial Hall	Conversion of outbuildings to form 3 dwellings	11/00023/COU	3
715	Other Rural	Wood Lane, Watford Gap Nurseries	Agricultural workers dwelling	11/00004/FUL	1
717	North Tamworth	Arkall Farm	Conversion of agricultural buildings to form 6 dwellings	11/00022/COU	6
Total Windfalls (Granted Permission)					33

Table D.4 Windfalls 2010-2011

2011-2012					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
722	Burntwood	Springhill Road 38 & 40	Conversion of 2 semi-detached dwellings into 4 flats	11/00523/FUL	2
724	Burntwood	Cottage Lane 58	1 new dwelling	11/00056	1
725	Longdon	Brook End 13	Conversion of existing ancillary accommodation to form 1 new dwelling	11/00471/FUL	1
731	Stonnall	Main Street, Wordsley House	Conversion of outbuildings to form 2 dwellings	11/00739/FUL	2

2011-2012					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
732	Other Rural	Lea Lane, land at Wilderley Barn	Change of use of outbuilding to live and work unit	11/00745/COU	1
733	Lichfield	Dam Street, Pool House	Change of use of coach house to from dwelling and erection of 2 dwellings	11/00377/FUL	3
735	Other Rural	Blake Street, land rear 28	Change of use of coach house into 1 dwelling	11/00777/COU	1
741	Stonnall	Thornes Hall Farm	Barn conversion to from 1 dwelling	11/00602/COU	1
742	Other Rural	Hall Farm	Agricultural workers dwelling	11/00890/FUL	1
743	Other Rural	The Olde Corner House Hotel, Muckley Corner	Change of use of hotel to residential to provide 5 dwellings	11/01005/COU	5
749	Burntwood	Coney Lodge Farm	Barn conversion to from 1 dwelling	11/00980/COU	1
750	Burntwood	Baker Street, land at	Erection of 2 dwellings	11/01157/OUT	2
752	Alrewas	Essington House Farm	Barn Conversions to from 3 dwellings and erection of 1 new dwelling	11/00793/FUL	4
761	Lichfield	Bird Street 28	Change of use of first and second floor to provide 3 apartments	11/01360/COU	3
762	Fradley	Forrester Close, Pumping Station	Erection of 1 dwelling	11/01286/FUL	1
771	Lichfield	Upper St Johns Street 78	Change of use of office to residential to provide 2 apartments	11/01127/COU	2
772	Lichfield	Harvey Road 35-37	Erection of 2 detached dwellings	11/00853/FUL	2
Total Windfalls (Granted Permission)					33

Table D.5 Windfall Sites 2011-2012

2012-2013					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
792	Upper Longdon	Ypper Way, 77	Conversion and extension to existing dwelling to form 2 dwellings	12/00298/FUL	1
795	Lichfield	St Johns Street, 13	Change of use of second floor offices to residential, creating 3 apartments	12/00303/COU	3
804	Burntwood	High Street, 56	Conversion of an existing dwelling into 2 one bedroom apartments	12/00876/FUL	1
815	Other Rural	Tamworth Road, Horsley Brook Farm	Change of use of traditionally constructed barns to form 2 no. dwellings	12/00677/COU	2
824	Other Rural	Lions Den, Glade Lodge	Change of use of ancillary accommodation to existing dwelling to an independent residential unit	12/01272/FUL	1
778	Other Rural	Manor Lane, Manor Farm	Conversion of barn to form a 2 bedroom dwelling	11/01366/COU	1
782	Lichfield	Wade Street, 53 (Bank Chambers)	Change of use of second floor from office to residential (2 apartments)	12/00244/COU	2
787	Burntwood	Sheila's Flower Box, 44 High Street, Chasetown	Conversion of ground floor to form a two bedroom apartment	12/00073/COU	1
796	Other Rural	Stoneywell Lane, Benbrook Farm	Erection of a permanent agricultural worker's dwelling	12/00409/FUL	1
797	Other Rural	Lynn Lane, former sewage treatment works	Conversion of existing structures to form a 4 bedroom dwelling and guest accommodation and associated works	12/00195/FUL	1
799	Burntwood	Bridge Cross Road, Lambourne House	Conversion of first floor from snooker hall to 4 two bedroom apartments	12/00627/COU	4
800	Burntwood	Rugeley Road, 3	Change of use from shop to a two bedroom flat	12/00567/COU	1
805	Fradley	Bridge Farm Lane, Bridge farm	Conversion and extension to existing barn to form a three bedroom dwelling	12/00908/COU	1

2012-2013					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
810	Alrewas	Church Road, Cranfield House outbuilding	Proposed conversion and extension of existing outbuilding to form one new detached dwelling	12/00821/FUL	1
811	Other Rural	London Road, Weeford Park Farm	Conversion of traditionally constructed barns to form 4 no. dwellings with associated works	12/00995/COU	4
812	Other Rural	Pipe Lane, Quintins Orchard Farm	Conversion of existing agricultural buildings to two dwellings	12/01025/COU	2
821	Burntwood	High Street, land rear 161-167, Chasetown	Conversion of existing shop to 1 bedroom flat and erection of 6 dwellings with associated works	12/00594/FUL	7
822	Lichfield	Bird Street. 16A, Three Spires House	Conversion of first and second floor offices to three 2 bedroom apartments	12/01245/COU	3
823	Whittington	Vicarage Lane, Whittington Cricket Club	Conversion of roof space to form committee room and 1 bed flat for security / groundsman	12/01224/COU	1
827	Other Rural	Brockhurst Lane, Stockfields	Conversion of outbuilding to a 3 bedroom dwelling	12/01277/COU	1
830	Other Rural	Blake Street, 14	Conversion of existing stables to form a 3 bedroom dwelling	12/00063/FUL	1
831	Other Rural	Wade Lane, Ridware hall	Conversion of stables to residential	13/00138/FUL	1
794	Burntwood	High Street 7-9	Change of use and extension of existing offices to form 11 no. flats with associated works	12/00063/FULM	11
789	Burntwood	High Street, 39, Former Swan Inn	Conversion of public house into 2 residential units plus the construction of 4 no. 2 bedroom houses and 2no. 1 bedroom bedsits	10/01563/FUL	8
798	Armitage with Handsacre	Rugeley Road, 34A	Conversion of existing dwelling to form 4 dwellings	12/00209/FUL	3

2012-2013					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
825	Lichfield	Lunns Croft, Guide Hut	Conversion of girl guide hall / childrens day nursery into a 3 bedroom dwelling	12/01145/COU	1
Total Windfalls (Granted Permission)					64

Table D.6 Windfall Sites 2012-2013

2013-2014					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
843	Other Rural	Watery Lane, land at Fullbrook Nursery	Erection of a permanent horticultural worker's dwelling	12/00716/FUL	1
844	Lichfield	Stonneyland Drive, Saxon Penny PH	Managers accommodation at public house	12/01236/FUL	1
845	Lichfield	Windmill Lane, 2a	Change of use of ancillary accommodation to an independent residential unit	13/00214/FUL	1
849	Fazeley	Lichfield Street, 267	Change of use from doctors surgery to a two bedroom dwelling	13/00088/COU	1
850	Other Rural	Footherley Lane, Footherley Cottages	Erection of 4 no. replacement dwellings (4 no. 2 bed dwellings)	13/01370/FUL	4
852	Other Rural	Thorpe Lane, Glebe House	Conversion and extension of existing stable block into a residential dwelling	13/00567/COU	1
853	Other Rural	Little Hay Lane, St Chad's	Demolition of existing building and erection of a 3 bedroom dwelling	13/00387/FUL	1
854	Other Rural	London Road, Weeford Park Farm	Change of use of traditionally constructed barns to form 2 no. dwellings	13/00607/COU	2
855	Other Rural	Chester Road, 731a	Demolition of existing structures and erection of a 4 bedroom detached bungalow	13/00462/FUL	1

2013-2014					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
857	Burntwood	Lawnswood Avenue, 1-3	Change of use of first floor storage areas to residential (2 no two bedroom apartments)	13/00939/COU	2
858	Kings Bromley	Manor Road, 1, The Old Forge	Change of use from industrial to one bedroom dwelling	13/00896/COU	1
859	Edingale	Main Road, 3, Stable Yard Nursery School	Change of use from nursery to a two bedroom dwelling	13/00937/COU	1
862	Burntwood	Woodhouses Road, 163, land adj to	Conversion of existing barn to form a 2 bedroom dwelling	13/00286/COU	1
870	Other Rural	Shaw Lane, Shaw Lane Farm	Change of use of redundant agricultural building to form a 2 bedroom dwelling	13/00749/COU	1
871	Other Rural	Lysways Lane, Hanch Hall	Conversion of coach house from offices to residential	13/00931/COU	1
873	Burntwood	Water Street, 6	Change of use of ground floor from retail / office to a 2 bedroom apartment	13/00851/COU	1
875	Other Rural	Fisherwick Road, The Woodshed, Tamhorn Park Farm	Conversion of barn to form a 4 bedroom dwelling	13/00838/COU	1
876	Other Rural	Fox Lane, Greenacres	Retention of the sub division of dwelling house to form 2 no. dwellings	13/01054/FUL	1
877	Other Rural	Watling Street	Conversion of one dwelling to three (retrospective)	13/01124/FUL	3
879	Lichfield	Bird Street, 30-36	Conversion of first and second floors to form 7 apartments	13/00303/FUL	7
880	Other Rural	Flats Lane, 17	Prior Notification : Change of use from office to dwelling	13/01180/PND	1
882	Longdon	Giddewell Lane, Rookery Farm	Change of use of ancillary accommodation to existing dwelling to an independent residential unit	13/01073/COU	1
883	Alrewas	Mill End Lane, 10	Sub division of existing house to form 2no 2 bedroom dwellings	13/00837/FUL	1

2013-2014					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
887	Whittington	Fisherwick Road, Whittington Social Club	Conversion of existing building into a 3 bedroom dwelling	13/01206/COU	1
888	Armitage with Handsacre	Rugeley Road, Clarke Hayes Barn	Change of use of traditionally constructed barn to form a 3 bedroom dwelling	13/01225/COU	1
889	Other Rural	Tamworth Road, Ingley Hill Farm	Conversion of redundant agricultural buildings to form 2 dwellings	13/01094/COU	2
890	Stonnall	Lynn Lane, Lynn Hall	Sub division of existing dwelling to form 2 dwellings	13/00781/FUL	1
892	Hammerwich	Hall Lane, Hammerwich House Farm	Change of use of traditionally constructed stables to form 1 no. dwelling	13/01052/COU	1
893	Whittington	Fisherwick Road, 19	Change of use of outbuilding / garage to existing dwelling to an independent residential unit	13/01373/COU	1
904	Lichfield	Tamworth Road, Quarry Lodge	Loft conversion of existing coach house to form a 1 bedroom dwelling	13/01373/COU	1
Total Windfalls (Granted Planning Permission)					44

Table D.7 Windfall Sites 2013-2014

Address/Site	Settlement	Planning Application	Completions in year (Gross)
2008 - 2009			
Bison Concrete	Lichfield	038/01507/REMM	16
Chesterfield Farm	Shenstone	03/00185/COU	1
Gorse Farm	Fradley	04/01230	1
Hammerwich Hospital	Burntwood	08/00132/REMM	4
Hurst Farm, Whittington Hurst	Lichfield	02/00530	1
Laurel Farm	Stonnall	04/00033/COU	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Pipehill House, Walsall Road	Other Rural	07/01108	2
Acacia Grove Farm	Harlaston	00725	1
Alderhythe Grove, 2	Little Aston	00/00121	1
Alrewas Road, 63	Kings Bromley	07/00977/FUL	1
Arcadia, Drayton Manor Drive	Other Rural	04/00480	1
Arts Centre, Bird Street	Lichfield	04/00805	12
Beechwood, Roman Road	Little Aston	03/01334	1
Bird Street, 26-28	Lichfield	06/01107/FULM	19
Boat House, Swinfen	Other Rural	02/00674	1
Boley Cottage, land adj	Other Rural	03/01484	1
Bonehill Cottage, land adj	Bonehill	04/00772/FUL	1
Bonehill House, Stables & Coach House	Bonehill	07/01157/FUL	1
Brook End Garage Court, rear 41-43	Fazeley	08//00775/FUL	2
Bryn Hafod, Walsall Road	Other Rural	02/01193/COU	1
Cannock Road, 22	Burntwood	04/00070	1
Carroway Head farm, Canwell	Other Rural	04/00849	1
Church Street, 17	Lichfield	03/00111/COU	1
Church Street, 13-19	Bunrtwood	06/00849/FULM	17
Clifton Hall conversion	Clifton Campville	96/00003	2
Clifton Hall, Pavilion 2	Clifton Campville	06/00731/COU	4
Coppice, Roman Road	Little Aston	07/00272/FUL	1
Cruck Cottage, Hood Lane	Longdon	05/00774/COU	1
Drayton House, Drayton lane	Frayton Bassett	02/00157	1
Ellfield House, Whittington Common	Whittington	08/00843/COU	1
Fawley Farm, Rough Park	Hamstall Ridware	03/01525	2
Footherley Road, 16	Shenstone	08/00285/FUL	1
Forway Farm, Blythe Byre	Other Rural	97/00157	1
Gaiafields Road, 5	Lichfield	06/00758/FUL	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Gainsborough Hill Farm	Stonnall	03/01220/COU	2
Grange Farm, Shenstone	Shenstone	02/00964	1
Greenacres, Newlands Lane	Other Rural	06/00039	1
Grove Farm	Whittington	04/00204	1
Hammerwich House Farm	Hammerwich	08/00709/FUL	5
Hammerwich Place farm	Hammerwich	04/00466	2
High Street, 52/52a	Burntwood	06/01070/FUL	1
Hints Road, 32	Hopwas	07/00999/FUL	1
Holt Farm	Other Rural	02/00170	1
Hopwas Pumping Station (new build)	Hopwas	06/00632/FUL	1
Huddlesford Grange Farm	Other Rural	03/01267	2
Lincoln Croft, 12	Shenstone	08/00436/FUL	1
Lount Farm, Uttoxeter Road	Colton	02/00614	1
Lower Newlands Farm, Blithbury	Other Rural	04/00576	1
Main Road, 104	Wigginton	02/00437	1
Main Street, 117	Clifton Campville	02/01029	1
Manor Bungalow, Manor Park	Kings Bromley	04/00365	1
Manor Farm, Blithbury	Other Rural	04/00576	1
Manor House Farm	Mavesyn Ridware	00/00876	2
Marlborough House, 26 St John Street	Lichfield	06/00974/FUL	9
Mill Darm, Cappers Lane	Other Rural	03/00666/COU	1
Mortuary, Edwards Road	Burntwood	02/00455	1
New road, land adjacent 3	Armitage with Handsacre	06/01046/FUL	1
Oakley House Hotel	Lichfield	02/00091	1
Orchard Farm	Hill Ridware	07/00669/REM	9
Rectory Lane, land rear 1-5	Armitage with Handsacre	06/00766/REM	2
Red, White & Blue, Walsall Road	Other Rural	04/00880	1
Sandborough Hill Cottage, Yoxall Road	Other Rural	07/01154/FUL	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Shortbutts Lane, land rear of 73	Lichfield	07/00228/FUL	4
Shortbutts Lane, land adj 65-67	Lichfield	06/00905/REMM	4
Springhill farm	Hammerwich	00/01025	2
St Johns House, 28 St Johns Street	Lichfield	03/01404	1
St Lukes Church Hall,	Armitage with Handsacre	06/00694	1
Sunnyside Farm, Elmhurst	Other Rural	02/01277	1
Swan Cottages, land rear of	Whittington	03/01468	1
Tamworth Street, 30	Lichfield	05/00576	1
The Green, 15	Bonehill	01/00872	1
The Olde Peculiar PH	Armitage with Handsacre	06/00328	7
The Vicarage, Comberford	Other Rural	98/00173	1
Travellers Rest, 37 Chase Road	Burntwood	07/00845	9
Trent Valley Road, 23	Lichfield	03/00615	1
Upper St John Street, 135-139	Lichfield	02/00485	2
Wade Lane farm	Hill Ridware	96/00666	1
Woodend Common Farm	Other Rural	00/01011	1
Ye Old Dun Cow	Colton	06/00036/FUL	2
Completions from windfalls (Total)			197
2009/2010			
Cherry Orchard, land off	Lichfield	06/00931	2
Fox Lane & Main Street, land off	Alrewas	04/00779 & 04/00778	4
Hammerwich Hospital	Burntwood	08/00132/REMM	15
High Street, 144	Burntwood	06/01056/FUL	2
Bird Street, 7 (Cadbury)	Lichfield	07/00351/FUL	2
Bison Concrete	Lichfield	03/01507/REMM	31
Brereton Hill, 50 (Barn Conversions)	Other Rural	06/00926	1
Brook End, Garage Court 41-43	Fazeley	08/00775/FUL	2

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Footherley Road, 16	Shenstone	08/00285	1
Manor Walk, land rear	Kings Bromley	04/01133	1
Park Farm, Armitage Lane (2)	Armitage with Handsacre	08/001132	1
TheGreen, land rear 17-21	Bonehill	07/00416	4
Upper St HJohn Street, 74	Lichfield	08/00695/FUL	5
Weston Road, 132-134	Lichfield	00/00952	4
Completions from windfalls (Total)			75
2010/2011			
Fox Lane & Main Street, land off	Alrewas	04/00779 & 04/00778	5
Littlehay Manor House (Conversion)	Colton	08/01142/COU	2
Mill Dam House	Stonnall	04/00339	1
Old Hall Farm	Fradley	09/00376/COU	1
Syerscote Lane, Post Office Farm	Other Rural	09/00376/COU	1
The Poplars, Tuppenhurst Lane	Armitage with Handsacre	08/00356/REMM	11
Victoria Hospital	Lichfield	08/00716/REMM	32
Alersshawe Hall, Wall	Other Rural	06/00648/COU	1
Barracks Lane, Warren House farm	Other Rural	09/00081/COU	1
Brereton Hill, 50	Armitage with Handsacre	09/01095/COU	1
Court Dive, The Cart Hovel	Shesntone	08/01308/COU	1
Curborough House Farm, Netherstowe	Other Rural	08/00667/COU	1
George Lane, 56	Lichfield	06/00627/FUL	2
Hammerwhich Hospital	Burntwood	08/00132/REMM	31
High Street, 144	Burntwood	09/00515/FUL	4
High Street, 8	Burntwood	10/00418/COU	1
Hill Hall Barn	Other Rural	05/00054/FUL	1
Kingfisher Holiday Park, Fradley Junction	Other Rural	06/00346/FUL	1
Laburnum House, Burton Old Road	Lichfield	07/00867/COU	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Laurel Farm	Stonnall	04/00033/COU	1
Littlehay Manor House	Colton	07/01159	5
Longdon Study, Bardy Lane	Upper Longdon	07/00987	1
Main Street, 156	Alrewas	06/00372	3
Main Street, 5-7	Alrewas	10/00221	3
Mill House, Yoxall Road	Hamstall Ridware	04/01362	1
Orchard House, land adj	Bonehill	01/00738	1
Paviours Road, land rear 15-17	Burntwood	07/00186	1
Pipehill House, Walsall Road	Other Rural	07/01108	2
Post Office	Drayton Bassett	06/00255	1
Princess Street, 113	Burntwood	10/00913/COU	1
Princess Street, 117, Post Office	Burntwood	09/00034/COU	1
Rake Hill, land at	Burntwood	06/00917/FUL	1
Shenstone Court Farm, The Quadrangle	Shenstone	08/01300/COU	3
Springhill Farm	Other Rural	00/01025	2
St Mary's College, Weeford	Other Rural	04/00384	1
Upper St John Street, 217	Lichfield	05/00044/FUL	2
Upper St John Street, 76	Lichfield	08/01083/COU	1
Victoria Drive, 6	Fazeley	09/00969/COU	1
Wigginton Village Hall	Wigginton	09/00354/COU	1
Wood End Farm, Wood End Lane	Other Rural	08/00683	1
Completions from windfalls (Total)			131
2011 - 2012			
Old Hall Farm	Fardley	09/00706/COU	1
Victoria Hospital	Lichfield	08/00716/REMM	26
Walsall Road, Pipehill Farm	Other Rural	05/00634	1
Arkall Farm, Ashby Road	Other Rural	11/00022/COU	6

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Bird Street, 11	Lichfield	10/00926/COU	3
Bird Street, 6A	Lichfield	09/00339/COU	2
Brierty Hill Lane, pear tree Cottage	Other Rural	10/00240/FUL	1
Brownsfield Road, the Rocklands	Lichfield	08/01184/FUL	3
Church Lane, the Creamery	Mavesyn Ridware	09/01021/FUL	1
Cottage Lane, 58	Burntwood	11/00056/ENFDE	2
Fosseway, land off	Lichfield	10/00754/FUL	2
Fox Lane & Main Street, alnd off	Alrewas	04/00779 & 04/00778	3
Gorse Farm	Fardley	04/01230	1
Handsacre Service Station	Armitage with Handsacre	08/01051/FULM	14
Hardwick Road, 35	Little Aston	08/01359/FUL	1
Hurst Farm, Whittington Hurst	Lichfield	02/00530	1
Packington Fields Farm, Tamworth Road	Other Rural	11/00076/REM	1
Princess Street, 78A	Burntwood	08/00565/FUL	2
Rugeley Road, 61 (2)	Armitage with Handsacre	08/01215/FUL	6
Syerscote Labe, Post Office Farm	Other Rural	09/00376/COU	1
Tamworth Street, 19A	Lichfield	10/00719/FUL	5
Tamworth Street, 7-9	Lichfield	10/00727/FUL	2
The Poplars, Tuppenhurst Lane	Armitage with Handsacre	08/00356/REMM	4
Completions from windfalls (Total)			89
2012 - 2013			
High Street, 39, Former Swan Inn	Burntwood	10/01563/FUL	2
Stonnall House Farm, Mill Lane	Stonnall	10/00612/COU	1
Abnalls Lane, The Stables	Other Rural	10/01071/FUL	1
Ashmore Brook Farm	Other Rural	08/00676/COU	1
Bardy Lane, Brereton Cross Farm	Other Rural	09/01139/COU	1
Borrowcop Lane, 65	Lichfield	09/00036/FUL	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Burnett Road, 31	Little Aston	11/00525/FUL	1
Buxton Avenue & Brook End (Garage Court)	Fazeley	08/00526/REM	2
Coleshill Road, 17	Fazeley	09/00988/FUL	1
Draton Lane End Farm	Other Rural	09/00747/FUL	1
Frog Lane, 20, Holme	Lichfield	10/01397/COU	1
High Street, 56	Burntwood	12/00876/FUL	2
High Street, 58b, Casamia	Burntwood	08/00111/FUL	8
Horseley Lane, Woodhouses	Other Rural	10/00437/FUL	1
Lions Den, Glade Lodge	Other Rural	12/01272/FUL	1
Little Hay Lane, Home Farm buildings	Other Rural	09/00005/COU	1
Littlehay Manor House (Conversion)	Colton	08/01142/COU	3
Lullington Road, 2	Clifton Campville	11/00989/FUL	7
Mill Dam House	Stonnall	04/00339	1
Oak Dairy Farm, Drayton Lane	Other Rural	04/01167/COU	1
Parchfields House Farm	Other Rural	06/00012/COU	1
Rugeley Road, 19	Burntwood	08/01187/COU	1
St Johns Street, 13	Lichfield	12/00303/COU	3
Tamworth Road, Horseley Brook Farm	Other Rural	12/00677/COU	2
The Square, Former Post Office	Elford	10/01148/COU	1
The Square, The Crown Inn	Elford	10/01110/FUL	3
Upper Wy, 77	Upper Longdon	12/00298/FUL	2
Victoria Hospital	Lichfield	08/00716/REMM	3
Walsall Road, Abbey House	Lichfield	10/00360/COU	1
Walsall Road, The Olde Corner House	Other Rural	12/00193/FUL	9
Watling Street, The Barn, Wall Lane Farm	Other Rural	09/00556/FUL	1
Woodhouses Road, 74 (barn conversion)	Other Rural	07/00692/COU	1
Completions from windfalls (Total)			66

Address/Site	Settlement	Planning Application	Completions in year (Gross)
2013-2014			
Birmingham Road, The Maltings	Lichfield	08/00589/FULM	16
Dam Street, 30, Pool House	Lichfield	11/00377/FUL	2
Bird Street, 16a, Three Spires House	Lichfield	12/01245/COU	3
Bird Street, 28	Lichfield	11/01360/COU	3
Blake Street, land rear 28	Other Rural	11/00777/COU	1
Bridge Cross Road, Lambourne House	Burntwood	11/00627/COU & 13/01284/COU	6
Chesterfield Farm, Shenstone	Other Rural	03/00185/COU	1
Church Street, St Michaels School	Lichfield	11/00643/FUL	7
Coleshill Street, 61	Fazeley	10/01163/FUL	5
Cowhill Lane, Fox Meadow Farm	Other Rural	09/01074/COU	1
Dam Street, 18	Lichfield	10/01580/COU	1
Ford Lane, Hill Farm, Chorley	Other Rural	12/00295/COU	1
Grange Lane, Grange Lea	Other Rural	12/00148/FUL	1
Green Barns Lane, Green Barns Farm	Other Rural	08/00343/COU	4
Home Farm, Forge Lane	Other Rural	03/00338/FUL	4
Lysways Lane, Lysways Lane Farm Bungalow	Other Rural	12/00880/FUL	1
Padbury Lane, Hillside Farm	Other Rural	09/00932/COU	1
Stonnall House Farm, Mill Lane	Other Rural	10/00612/COU	3
Stoneyland Drive, Saxon Penny PH	Lichfield	12/01236/FUL	1
The Friary Car Park, The Friary	Lichfield	11/00043/FULM	60
The Old Coach House, Bellamour Old Hall	Other Rural	08/00818/COU	1
Upfields Farm	Other Rural	08/01129/FUL	2
Upper St John Street, 80a	Lichfield	10/01101/COU	1
Whitacre Lane, Whiteacre Farm	Other Rural	13/01311/FUL	1
Windmill Lane, 2a	Lichfield	13/00214/FUL	1

Address/Site	Settlement	Planning Application	Completions in year (Gross)
Completions from windfalls (Total)			128

Table D.8 Completions from windfall sites

Record of Lapsed Permissions

Appendix E Record of Lapsed Permissions

The following table provides a record of all planning permission which have lapsed since 1st April 2001.

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Applications lapsed (and total yield)	96/00188 (1)	97/00483 (4)	97/00334 (2)	01/00266 (1)	99/00702 (1)	03/01446 (1)	04/01271 (1)	05/00348 (1)	06/00011 (1)	05/00226 (40)	08/00083 (1)	10/00455 (1)	10/00659 (1)
	98/00180 (1)	91/00553 (1)	98/00135 (1)	99/00143 (1)	00/00264 (4)	01/01163 (1)	02/00178 (1)	03/00768 (1)	04/00610 (2)	07/00349 (1)	08/00334 (2)	05/00960 (10)	09/00638 (1)
	96/00200 (1)	97/00003 (3)	00/00517 (1)	99/00859 (1)	00/00343 (1)	01/00363 (1)	02/01370 (1)	04/01313 (1)	06/00648 (1)	07/00437 (1)	08/00444 (1)	09/00426 (1)	11/00023 (2)
	97/00728 (2)	97/00681 (1)	98/00481 (2)	99/00819 (3)	00/00598 (2)	01/00957 (2)	03/01146 (1)	03/00663 (1)	05/00939 (4)	05/00118 (1)	08/00497 (3)	09/00574 (1)	10/01546 (1)
	96/00337 (1)	97/00786 (1)	00/00693 (1)	99/00776 (1)	00/00401 (1)		02/01017 (1)	03/01256 (1)	06/00448 (1)	07/01043 (1)	08/00545 (1)	08/00164 (13)	10/00053 (1)
	97/00880 (1)	97/00487 (1)		98/00849 (1)	00/00763 (2)		04/00895 (1)	05/01273 (1)	05/00547 (1)	07/01137 (2)	08/00551 (1)	09/01074 (1)	10/01054 (1)
	96/00191 (1)	97/01106 (1)		99/00808 (1)	00/00875 (1)		02/00030 (1)	04/01315 (1)	06/00872 (2)	07/00397 (4)	08/00785 (1)	09/01075 (1)	09/00772 (4)
	98/00012 (1)	98/00261 (2)		02/00030 (2)	00/00334 (1)		02/00244 (1)	03/00949 (1)	06/00476 (2)	05/00224 (9)	08/00517 (12)	09/00185 (1)	10/01506 (1)
	98/01045 (1)	97/01140 (1)			01/00422 (2)		02/00669 (6)	05/01155 (1)	04/01113 (1)	07/01142 (3)	08/00800 (1)		
	99/00058 (1)	97/01138 (1)						05/00881 (2)	06/00304 (1)	06/00667 (1)	08/00676 (1)		
		98/00062 (1)						03/01449 (1)	06/00627 (1)	04/00406 (80)	08/01217 (1)		
		98/01062 (1)						05/00888 (1)	06/00103 (1)	00/00778 (75)	08/01148 (1)		

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
								05/00435 (1)	04/01324 (1)		08/00832 (12)		
								05/01245 (1)	02/01405 (1)		08/00914 (3)		
								05/00224 (9)	07/00379 (13)		09/00110 (1)		
								06/00255 (1)					
								04/00315 (1)					
								06/00665 (1)					
								06/00962 (2)					
								06/00856 (1)					
								06/01023 (1)					
								06/01024 (1)					
								06/00592 (1)					
Total yield lapsed	12	18	7	11	15	5	14	28	42	218	42	29	13
Total Commitments	1,111	1,002	1,704	2,588	2,251	2,235	1,908	1,885	1,839	1,476	1,191	1,794	2,506

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
% lapsed	1.08%	1.80%	0.41%	0.42%	0.66%	0.22%	0.73%	1.48%	2.28%	14.77%		1.90%	0.5%

Table E.1 Record of Lapsed Planning Permissions

Glossary

Term	Acronym	Definition
Achievability		A detailed definition of the term achievability can be found on page 14 of this document.
Affordability		Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households and remain at an affordable price for future households.
Availability		A detailed definition of the term availability can be found on page 14/15 of this document.
Biodiversity Alert Site	BAS	A site of lesser importance and quality than an SBI, but collectively they form a significant nature conservation resource, and in some cases a valuable 'reserve series' for some of the SBIs.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Cannock Chase zone of influence		Zone identified within evidence around the Cannock Chase Special Area of Conservation (SAC) where development that results in a net increase of dwellings will have an adverse impact upon the SAC and therefore suitable mitigation will be required.
Deliverability		Whether a site is likely to be able to come forward for development in the future based on achievability, suitability and availability.
Density		Measure of number of dwellings which can be accommodated on a site or in an area.
Forest of Mercia	FOM	A Community Forest with a vision of improving accessibility between people living in large towns and the natural environment. It comprises a network of woodlands, hedgerows, heathlands, farmlands, wetlands, lakes and grassland where trees play an important role.
Lichfield District Council	LDC	The District Local Authority responsible for areas such as planning, housing, environmental health and waste collection.
Listed Building		A building of special architectural or historic value. Graded I (highest quality), II* or II.
Local Plan		The plan for future development within Lichfield District up to 2028, drawn up by the local planning authority in consultation with communities and other bodies. The Local Plan when adopted forms the statutory plan for the District. The Lichfield District Local Plan will be divided into two documents; the Local Plan Strategy and the Local Plan Allocations.
Local Plan Strategy		The Local Plan Strategy contains the broad policy directions and long term strategy to manage development, infrastructure and services across the District. The strategy consists of strategic policies which set out how the strategy will be implemented and monitored and strategic allocations.
Local Plan Allocations		Second part of the Lichfield District Local Plan which will contain policy based allocations to manage development within the District until 2028.

Term	Acronym	Definition
Mitigation		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change or damage to a certain landscape.
Mixed Use (Mixed use Development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework	NPPF	Document containing all national planning policy published in march 2012. The National Planning Policy Framework replaces all previous Planning Policy Statements (PPS) and Planning Policy Guidance notes (PPg).
Omission Site		Refers to a site that was submitted during a previous exercise relating to the Core Strategy. It is essentially the same as a submission site.
River Mease water catchment		Development which falls within this area will only be permitted where it can be demonstrated that it will not lead directly or indirectly to an adverse affect upon the integrity of the Mease SAC, Mitigation will be required.
Registered Social Landlord	RSL	Independent, not-for-profit private sector organisations providing social housing.
Rural Settlements Sustainability Study	RSSS	A report which assess the rural settlements within the District in terms of rural services and facilities, inter-relationship with urban areas and accessibility for example.
Special Area of Conservation	SAC	Strictly protected sites for rare and threatened species and habitats on land or sea as designated under the EC Habitats Directive.
Site of Biological Interest	SBI	A non-statutory designation used to protect locally valued sites of biodiversity.
Site of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
Staffordshire County Council	SCC	The County Local Authority, responsible for areas such as education, transport and waste.
Strategic Flood Risk Assessment	SFRA	An assessment which provides guidance and maps all forms of flood risk in accordance with data provided by the Environment Agency and other bodies.
Submission Site		A site that has been submitted to the Local Authority for consideration in the SHLAA process by either an agent or a landowner.
Suitability		A detailed definition of the term suitability can be found on page 11 of this document.
Sustainable Communities		ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.

Term	Acronym	Definition
Yield		The potential total number of dwellings that can be delivered on a site including houses and flats.

Table .1