



Strategic Housing Land Availability Assessment 2010

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Foreword

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

This is the third edition of the SHLAA which follows on from the document which was published in May 2009. Following consultation responses, the document has been re-formatted to make it easier to use. Other site specific amendments have been made where necessary after consultation with the SHLAA Panel.

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

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

As a result of the above considerations of the role of the SHLAA and its 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 LDF, for example, where they are inconsistent with an approved Core Strategy. Sites allocated for housing in the LDF will be required to provide necessary infrastructure (e.g. roads, open space, affordable housing) in order to be developed, and land values will have to reflect this.

1 What is a Strategic Housing Land Availability Assessment?

1.1 Practice Guidance on Strategic Housing Land Availability Assessments (hereafter called the Guidance) was published by the Department for Communities and Local Government in July 2007. The Guidance makes clear that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The primary role of the SHLAA is to:

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

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

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

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

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

1.4 The assessment includes:

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

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

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

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

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

2 Aims & Objectives

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

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

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

Data availability and baseline

2.3 The base date for the SHLAA is the current monitoring year of 2009 -2010 including completions and sites with planning permission up to the end of March 2010. The SHLAA follows PPS3 and the SHLAA guidance by projecting expected housing supply through to the end of the Plan period (to 2026), hence covering an 16 year time frame, which is longer than the minimum 15 year time frame.

3 Targets & Lichfield District Context

3.1 PPS3 sets out a new approach to planning for housing in Local Development Documents (LDDs). In their LDDs, local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. Local authorities should also identify a further supply of sites, developable for years 6-10 and, where possible, for years 11-15. The role of the Core Strategy will include the Council's approach to this task and may allocate strategic sites for housing and identify broad areas or types of land for new housing in order to meet these requirements. The Lichfield District Core Strategy will cover the period to 2026, and therefore the SHLAA will assess land availability for this whole period. The Council began work on the Site Allocations DPD in 2009 and has undertaken an initial 'call for sites.' This SHLAA and subsequent revisions will inform the options for housing within the Allocations of Land DPD.

3.2 The West Midlands Regional Spatial Strategy, approved in June 2004, is currently being reviewed in phases, with Phase Two considering the overall housing targets for the region, apportioned to District level. The Phase Two Revision Draft Submission was formally submitted to the Secretary of State on 21st December 2007 as a draft Revision to the RSS. Following the submission, a 12-week formal consultation exercise commenced on 7th January 2008, however following intervention by the Secretary of State, the Regional Assembly extended the consultation to allow additional work on regional housing provision to be carried out to inform an Examination in Public on the revisions, taking place between April and June 2009. The submitted preferred option currently states that Lichfield District should make provision for 8,000 additional dwellings (net) to be built in the period 2006 - 2026 at an indicative annual average of 400 homes. The RSS Phase Two Proposed Changes is due to be published by July 2010. The uncertainties in relation to future levels of housing requirements for the District are matters that will need to be addressed through the District Council's Core Strategy rather than matters for the SHLAA, although the SHLAA will inform the potential for flexibility within the Core Strategy.

3.3 Housing figures (permissions, completions and commitments) for each year are compiled and checked in time for the Annual Monitoring Report in the autumn of that year. This information has now been updated to the beginning of March 2010. It identifies 1,249 completions in the District since 1st April 2006 and there remains a committed supply of some 1,913 dwellings. This would mean a net remaining requirement of 4,838 additional dwellings to deliver up to 2026 taking into account completions since April 2006 and current outstanding planning permissions.

4 Undertaking the Assessment

Stage 1: Planning the assessment

4.1 The Practice Guidance (CLG 2007) advocates SHLAAs should be produced on a sub-regional basis in partnership with other authorities. However, due to the time constraints to produce a position to inform the Core Strategy for the Local Development Framework and the different timetables for adjacent Local Authorities, Lichfield District Council has decided that (as is permitted by the Guidance) the SHLAA will be produced District wide, having regard to SHLAAs being produced by neighbouring authorities, particularly where cross boundary requirements may be identified through the current RSS review.

4.2 The draft methodology was subject to public consultation in September 2007 and the feedback from respondents helped to shape the final version. The work to assess potential sites was carried out by the Development Plans Team and the District Council's Strategic Project Team. The Strategic Project Team is usually composed of District and County Council planning, design and highway officers, but calls on other disciplines such as housing strategy and environmental health disciplines as required. This has meant that their experience of the issues raised by larger and more complex sites has been brought to bear on 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 through a wider 'call for sites' in 2010.

4.3 When assessing the deliverability and developability of the sites identified, those submitting sites were asked for information on the availability of the site and any constraints to assist with coming to a view on the deliverability and developability of each site. Rather than involving local property agents and developers in assessing each site, due to the number of sites identified it was felt that the best way for them to provide their expertise and knowledge would be through consulting on the draft Assessment. It was considered that by consulting on the draft, developers and landowners would provide information about achievability (and availability too in some cases), which would then enable complete assessments of deliverability or developability to be made. In practice this has not generally happened, with most responses addressing either the principles of the approach or the perceived merits of individual sites.

4.4 Following consultation on the first draft SHLAA in April 2008 and consideration of how the finalisation of the SHLAA could involve the development industry in a more positive role, a SHLAA Panel was established to further advise on refining the methodology and the assessment of sites. The Panel comprised representatives of local and national housebuilders, agents, Registered Social Landlords and members of the Strategic Project Team. The Panel considered how the SHLAA might be revised in response to some of the issues identified through previous consultation. The Panel agreed a revised approach to the methodology that results in significant change in the SHLAA results compared to the April 2008 draft. In particular the SHLAA does not place potential housing sites in a 'not currently deliverable' category simply on the basis of not being in accordance with the policies of the adopted Local Plan. Rather the approach can be considered as encompassing all potential sites but through a screening process determining

the potential site yield not only in relation to physical matters but also taking account of the sustainability of the site location. The latter particularly affects potential yield from sites in locations in rural areas outside of settlements or on the edge of smaller villages.

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

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

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

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

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

Stage 3: Desktop review of existing information

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

4.10 In order to supplement this, a six week consultation process was undertaken in September 2007 with landowners, developers, agents, neighbouring authorities and parish councils. This process invited the submission of any sites from across the District that they considered to be suitable for consideration, by way of a standard pro-forma. A drop in session was also held where potential developers and landowners were invited to discuss possible sites and the information necessary to include them in the Assessment. More recently the District Council has held a 'Call for Sites' for the proposed Allocations of Land DPD, and this has led to further sites being put forward for residential schemes.

4.11 During the SHLAA process the District Council has received independent advice on the methodology for the SHLAA and the approach taken for the publication of the April 2008 draft assessment. Some of the key messages from that advice relate to the need to amend the

methodology for the next iteration of the SHLAA, including advice on the nature of the desktop review and determining the sites and areas to be surveyed. This document represents the next iteration of the SHLAA and has sought to follow the advice given, including:

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

4.12 In order to get an up-to-date picture of the supply, sites which were listed as Under Construction, or with Full or Outline Planning Permission not yet implemented as of the 31st March 2010 have been used. In total, the survey and assessment has identified some 671 potential housing sites for consideration, ranging in scale from single dwellings to a new settlement of 5,000 dwellings and many sites of a strategic scale, that if developed would form urban extensions to Lichfield, Burntwood and larger rural settlements.

Stage 4: Determining sites and areas to be surveyed

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

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

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

Stage 5: Carrying out the survey

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

4.17 The following characteristics were recorded in the site database:

- Site size
- Site boundaries
- Current use
- Surrounding land uses

- Character of surrounding area
- Obvious physical constraints, 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.
- Development progress, e.g. ground works completed, number of homes started and number of homes completed; and
- Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.
- Current planning policy
- Designations (landscape and nature conservation)
- Known contamination
- Flood risk

Stage 6: Estimating the housing potential of each site

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

- If the site has a layout and proposed yield then this will be considered by the project team for appropriateness.
- For sites with planning permission over 10 units, the potential yield will be assessed taking account of the known information for the site. This reflects the requirements as stated under Stage 6 of the CLG Good Practice Guidance 2007 in that relevant existing or neighbouring schemes can also be taken account.
- For other sites, the character of the surrounding area or similar nearby permissions will be taken into consideration, and unless evidence suggests otherwise, in general terms:
 - 30dph to be applied as a minimum, in rural locations
 - 40dph to be applied in urban locations
 - 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.
 - The following net density area ratios were applied:

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

Table 4.1

4.19 The ratio standards derive from “Tapping the Potential”⁽¹⁾ 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.

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

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

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

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

7a – Assessing Suitability for housing

Sustainable Mixed Communities

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

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

4.24 In the context of the District, the Core Strategy Preferred Option Paper considers that the top 7 ranking rural settlements (Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas, Little Aston and Whittington) and the urban centres of Burntwood and Lichfield, are the most sustainable communities. Since the publication of the SHLAA document May 2009, the Stirling Centre at Fradley has been completed which incorporates a range of facilities. It

is now felt that Fradley can be considered a sustainable settlement as it satisfies the criteria set out in the RSSS. The Core Strategy: Preferred Option assumes that Streethay is part of Lichfield, as does this study.

4.25 Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas, Little Aston and Whittington, it is considered for the purposes of the assessment to contribute to sustainable mixed communities. If a site is located away from these settlements then it will be considered that it does not contribute to a sustainable mixed community, unless other provisions as part of the development are being proposed that would allow a different conclusion to be drawn. It is recognised that a site may be adjacent to a sustainable community but some distance from services and facilities. Therefore each site has been examined to see how it contributes to those sustainable communities. If a site is considered not to make a contribution to sustainable mixed communities then it is considered not suitable.

Policy Restrictions

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

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

Physical Problems or limitations

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

4.29 For assessing flood risk, the latest flood risk maps from the Environment Agency were used from the Strategic Flood Risk Assessment which forms part of the Core Strategy 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.

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

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

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

4.33 The site assessments used available information on access and highways issues in many cases with transport information from prospective developers. Where considered by the Strategic Project Team, there was direct input from the County Council Highways team. However, in some cases, particularly with larger scale sites, there could be significant transportation issues that require more detailed assessment. It is difficult to make an assumption with desk-top exercises to overcome physical constraints and in some cases further detailed assessment will be required. This may impact on the achievability of some sites.

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

Potential Impacts

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

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

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

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

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

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

Environmental conditions

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

7b Assessing Availability for housing

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

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

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

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

7c Assessing Achievability for housing

4.46 A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. 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 District Council acknowledges that further viability assessments may need to take place. 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.

4.47 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.

4.48 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.

4.49 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.

7d Overcoming constraints

4.50 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

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

4.52 This review dated May 2010, is the first assessment review which includes additional sites, and minor changes following public consultation.

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

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

Stage 9: Determining the housing potential of windfalls

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

Stage 10: Presenting further work

4.56 As part of the representations to the SHLAA document published in May 2009, further work has been 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/newldf under the Core Strategy section and Submissions for Potential Strategic Allocations.

Stage 11: Completions

4.57 As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been removed from the assessment, but they remain plotted on to the mapping so that it is clear where development has taken place.

5 Summary of Potential Provision & Conclusions

5.1 In total 671 sites have been identified and assessed through the process with a remaining capacity for 23,316 dwellings identified on sites considered to be deliverable or developable and 1,249 dwellings already completed as of March 2010. The results of the assessment are shown in the table below. Sites have been associated with their nearest settlement. Where sites would not or do not have close ties with a settlement they have been classed as "Outside Settlement" or "Other Rural" sites.

5.2 The figures for each settlement refer to sites which are within the respective settlement boundaries or adjacent sites which are closely associated to the settlements (these sites are shown on the settlement maps). 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).

Settlement	Deliverable Commitments to March 2010					Sites outside Planning Process		Total
	U/C	PP Full	PP Full s106	PP Out	PP Out s106	Deliverable	Developable	
Lichfield	124	220	51	118	61	3,524	355	4,453
Burntwood	69	36	0	10	10	2,389	495	3,009
Armitage with Handsacre	0	27	23	0	0	1,179	40	1,269
Alrewas	14	21	0	0	0	216	0	251
Fazeley	5	100	100	7	0	753	10	975
Fradley	5	6	0	1	0	2,243	160	2,415
Little Aston	9	30	0	1	0	587	0	627
Whittington	0	2	0	1	0	115	10	128
Shenstone	12	20	0	4	0	161	877	1,074
Total	238	462	174	142	71	11,167	1,947	14,201
Colton	10	0	0	0	0	0	0	10
Hamstall Ridware	1	0	0	0	0	0	0	1
Hill Ridware	2	12	0	0	0	0	0	14
Longdon	0	1	0	0	0	0	0	1
Upper Longdon	0	2	0	0	0	0	0	2
Kings Bromley	4	1	0	0	0	0	0	5
Hammerwich	0	0	0	0	0	0	0	0
Stonnall	0	13	0	0	0	0	0	13

Settlement	Deliverable Commitments to March 2010					Sites outside Planning Process		Total
	U/C	PP Full	PP Full s106	PP Out	PP Outs106	Deliverable	Developable	
Drayton Bassett	0	1	0	0	0	0	0	1
Hopwas	1	1	0	0	0	0	0	2
Mavesyn Ridware	0	1	0	0	0	0	0	1
Wigginton	3	0	0	0	0	0	0	3
Elford	0	1	0	0	0	0	0	1
Harlaston	0	2	0	0	0	0	0	2
Edingale	1	1	0	0	0	4	4	10
Clifton Campville	2	1	0	3	0	0	0	6
Total	24	37	0	3	0	4	4	72
North of Tamworth	0	0	0	0	0	0	2,709	2,709
East of Norton Canes	0	0	0	0	0	29	0	29
East of Rugeley	0	158	0	442	80	0	465	1,145
Outside Settlements	38	40	1	3	0	78	5,000	5,160
Total	300	697	175	590	151	11,278	10,125	23,316

Table 5.1 SHLAA Results

5.3 There has been a small number of demolitions since the start of the current plan period. There were 8 demolitions during 2006/07, 2 demolitions during 2007/08, 4 demolitions during 2008/09 and 5 demolitions during 2009/10. The Phase 2 RSS submission assumes that there will be 72 demolitions in the District in the 20 year plan period.

Indicative Housing Trajectory

5.4 Sites listed as Not Currently Developable have not been included in the results above, but are listed within the appendices. Currently they do not represent sites that are considered appropriate to contribute towards housing provision. If additional information becomes available regarding these sites, then the assessment may change in future revisions.

5.5 The deliverable sites identified within Lichfield District, for the period 1st April 2010 to the 31st March 2015, total approximately 11,278 dwellings. Of this figure, approximately 7% lie within settlements and 93% lie outside settlements. 300⁽²⁾ are under construction and 1,613 have full or outline planning permission. Looking beyond 2015, there is a developable supply of some 10,125 dwellings.

² This figure assumes that all plots within a development are under construction, so the figure may appear higher than in reality

5.6 The RSS requirement for 8,000 homes between 2006 and 2026, equates to the need to provide 400 new homes each year, 2,000 over a five year period and 4,000 for 10 years. 1,249 dwellings were built 2006-2010 which is below the emerging RSS requirement. Since April 2008 there has been a significant reduction in the rate of completions due to the economic downturn which has affected housebuilding across the Country.

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

5.8 It is to be expected that the bulk of the housing sites needed to maintain a 5 year supply will come from the stock of existing permissions and sites already under construction. This amounts to 1,913 dwellings. This also means that some additional sites will need to be released, drawn from the stock of deliverable sites, in time to be able to contribute to completions towards the end of the first 5 year period. Years 5 to 10 will need to largely rely on the release of further sites from within the deliverable stock of 11,278 sites that are currently outside the planning process, sufficient to enable at least a further 2,000 dwelling completions, as part of an overall and longer term trajectory related to a spatial development strategy determined by the preparation of the Core Strategy. This will need to include the phased release of a number of strategic scale sites in order to achieve an even rate of growth.

Large Sites

5.9 Although the SHLAA identifies deliverable sites for some 13,191 dwellings, on the basis that the sites would be able to commence within 5 years, where larger sites are involved there will be a limit to how many dwellings would be completed annually. This factor would need to be taken into account in determining a housing trajectory alongside estimates of when individual sites would be able to be started. The issue of 'build out' rates for housing sites was considered by the SHLAA Panel, which agreed that landowners and agents were likely to be best placed to estimate 'build out' rates and that they should be consulted on this aspect. In the absence of this information it was agreed that the following 'build out' rates for different sized sites would be appropriate:

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

6 Monitor & Review

6.1 The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against targets derived from the Regional Spatial Strategy once adopted. This is the third 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.

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



SHLAA Panel

Appendix A SHLAA Panel

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

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

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

- Lichfield District Council: representatives from Planning Policy, Development Control, Urban Design and Conservation and Housing Strategy teams;
- Staffordshire County Council: a representative from the County Highways Development Control team;
- An Environment Agency representative;
- Representatives from planning consultants active in the area: CT Planning, Pegasus Planning; Development Planning Partnership, First City and Nick 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.

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 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









Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Source

Legend

-  Complete
-  Omission Site
-  Planning Permission
-  Submission
-  Survey
-  Under Construction
-  Urban Capacity Study
-  Settlement Boundaries

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

204

28

610

46

124

230

454

281

580

36

123

439

550

581

Lichfield District Council

SHLAA Assessment Sites by Deliverability

Alrewas

Legend

- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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28

204

439

550

581

36

610

229

124

123

46

230

454

281

580

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

Lichfield District Council

Alrewas

ID	Location	Source	Planning Application No.	Yield	Deliverability
229	Main Street, 156	Under Construction	06/00372/FUL	1	Deliverable
281	Furlong Lane, 50	Under Construction	03/00967/FUL	1	Deliverable
124	Main Street, 126a	Under Construction	09/00154/FUL	2	Deliverable
123	Fox Lane	Under Construction	04/00778/FUL	10	Deliverable
230	Main Street, 27	Planning Permission Full	05/00435/FUL	1	Deliverable
580	Mill End Lane, 18	Planning Permission Full	09/00591/FUL	1	Deliverable
581	Mill End Lane, 16	Planning Permission Full	09/00118/FUL	1	Deliverable
204	Cotton Close, land off	Planning Permission Full	06/00872/FUL	2	Deliverable
464	Main Street, 60-64	Planning Permission Full	07/01029/FUL	3	Deliverable
580	Main Street, 5-7	Planning Permission Full	08/00297/FUL	3	Deliverable
610	Main Street, Tudor Chocolates Workshop	Planning Permission Full	09/00721/FUL	4	Deliverable
46	Park Road, Mastrom Printers	Planning Permission Full	08/01194/FUL	6	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: Layout proposes 200 - 335 yield on 6.7ha of residential based on 30ha - 50ha@60%. 30ha@60% is the preferred approach. In addition there is a residential care home. Floodzone issues.							
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. 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>Floodzone 2 (part) 3a (part). SFRA may be required. Following further work on floodzone, may affect yield.</p> <p>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.</p> <p>Road noise from A38 may be experienced and would have to be mitigated through layout.</p>				Availability Notes: No known constraints to area outside Floodzone		Achievability Notes: No Known constraints	
				When is site likely to come forward?: 0-5 years			

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
<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. Protected Open Space, Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>The loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation.</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: 16		Current Deliverability: Deliverable

Table B.3

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	Density Rate (dph): 30
Yield Note: Yield based on area outside floodzone, 30 dph used to reflect nature and character of settlement.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
<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.</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 Currently Developable

Table B.4

322 622

651

379

588

234

120

421

122

286
288
274

214

287

411

121

178

583

92

205

650

91

SHLAA Assessment Sites by Source Legend Armitage with Handscore

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

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Lichfield District Council

Lichfield District Council

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

166

375

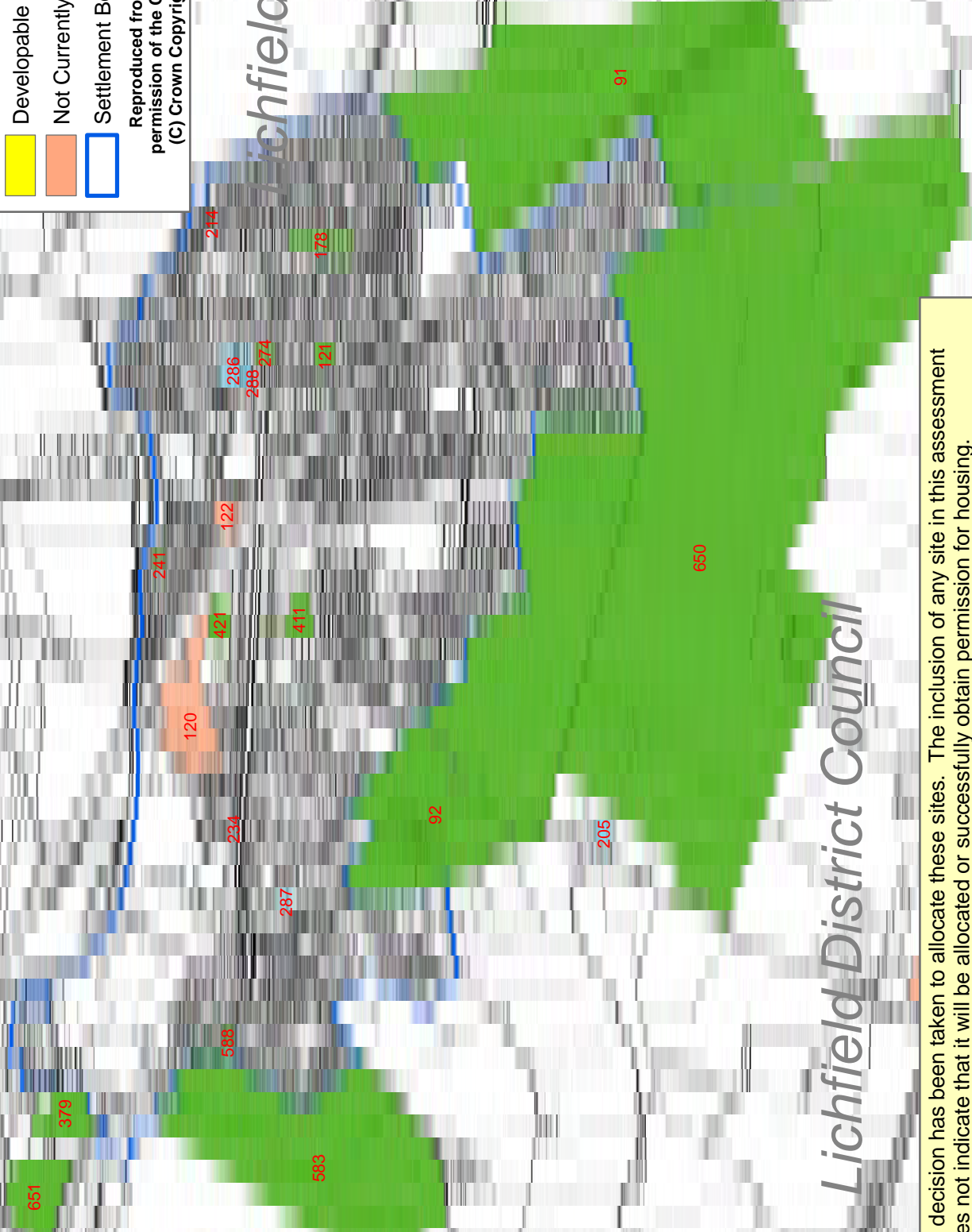
SHLAA Assessment Sites by Deliverability Armitage with Handsacre

NOT TO SCALE

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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Lichfield District Council



Lichfield District Council

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Armitage with Handsacre

ID	Location	Source	Planning Application No.	Yield	Deliverability
24	Glebe Road, land adj 8	Planning Permission Full	06/00934/FUL	1	Deliverable
24	Old Road, 94 - 96	Planning Permission Full	07/00970/FUL	1	Deliverable
24	Uttoxeter Road, land rear 19-27	Planning Permission Full	07/00047/FUL	4	Deliverable
53	Rugeley Road, 61 (2)	Planning Permission Full	08/01215/FUL	6	Deliverable
12	Handsacre Service Station	Planning Permission Full	08/01051/FULM	14	Deliverable
18	Tuppenhurst Lane, The Poplars	Planning Permission Full	07/00028/OUTM & 08/000356/REMM	15	Deliverable
41	New Road, land rear of 62	Planning Permission Full S106	08/00894/FUL	9	Deliverable

Table B.5

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	
Yield Note: 30dph @60% applied to area south of railway only							
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 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>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.</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: Unlikely to be achieve a suitable access to the site to the north of the railway which keeps the site viable. Impact of landfill and Coal Subsidence area may need investigation.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 123		Current Deliverability: Deliverable	

Table B.6

ID: 92		Settlement: Armitage with Handsacre		Location: Brick Kiln Farm, land at		Ward: Armitage with Handsacre	
Site Area (ha): 5.98		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 5.98	
Yield Note: 30dph @60% to reflect existing character and grain of settlement							

ID: 92		Settlement: Armitage with Handsacre		Location: Brick Kiln Farm, land at		Ward: Armitage with Handsacre	
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 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>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 and BAS are within 1km and the impact 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: Impact of landfill and Coal Subsidence area may need investigation.</p>	
				When is site likely to come forward?: 0 - 5 years			

Table B.7

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

Table B.8

ID: 421		Settlement: Armitage with Handsacre		Location: New Road, land rear of 79		Ward: Armitage with Handsacre	
Site Area (ha): 0.41		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.31	
Yield Note: yield proposed by developer and felt appropriate							

ID: 421		Settlement: Armitage with Handsacre		Location: New Road, land rear of 79		Ward: Armitage with Handsacre		
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>Further investigation of Coal Subsidence area may be required.</p> <p>The loss of Grade 3 Agricultural Land may need justification.</p>			Availability Notes: Known interest			Achievability Notes: No known constraints		
			When is site likely to come forward?: 0 - 5 years					
			Proposed Yield: 14			Current Deliverability: Deliverable		

Table B.9

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 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>Further investigation of Coal Subsidence area may be required.</p> <p>The loss of Grade 3 Agricultural Land may need justification.</p>			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?: 0 - 5 years					
			Proposed Yield: 227			Current Deliverability: Deliverable		

Table B.10

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 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>			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.			Achievability Notes: Coal Subsidence area and flood risk area may need further investigation.	
			When is site likely to come forward?: 0 - 5 years				

ID: 650	Settlement: Armitage with Handsacre	Location: land south of Armitage	Ward: Armitage with Handsacre
<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. Part of site falls within BEA and contributions to this project may be required.</p>		Proposed Yield: 1288	Current Deliverability: Deliverable

Table B.11

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):
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 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>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 falls within BEA and contributions to this project 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.12

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):
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 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>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	

ID: 120	Settlement: Armitage with Handsacre	Location: Armitage Shanks	Ward: Armitage with Handsacre
Further investigation of Coal Subsidence area may be required. Site falls within BEA and contributions to this project may be required.		Proposed Yield: 40	Current Deliverability: Developable

Table B.13

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
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.		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?: -	
		Proposed Yield: 7	Current Deliverability: Not Currently Developable

Table B.14

SHLAA Assessment Sites by Deliverability Burntwood North

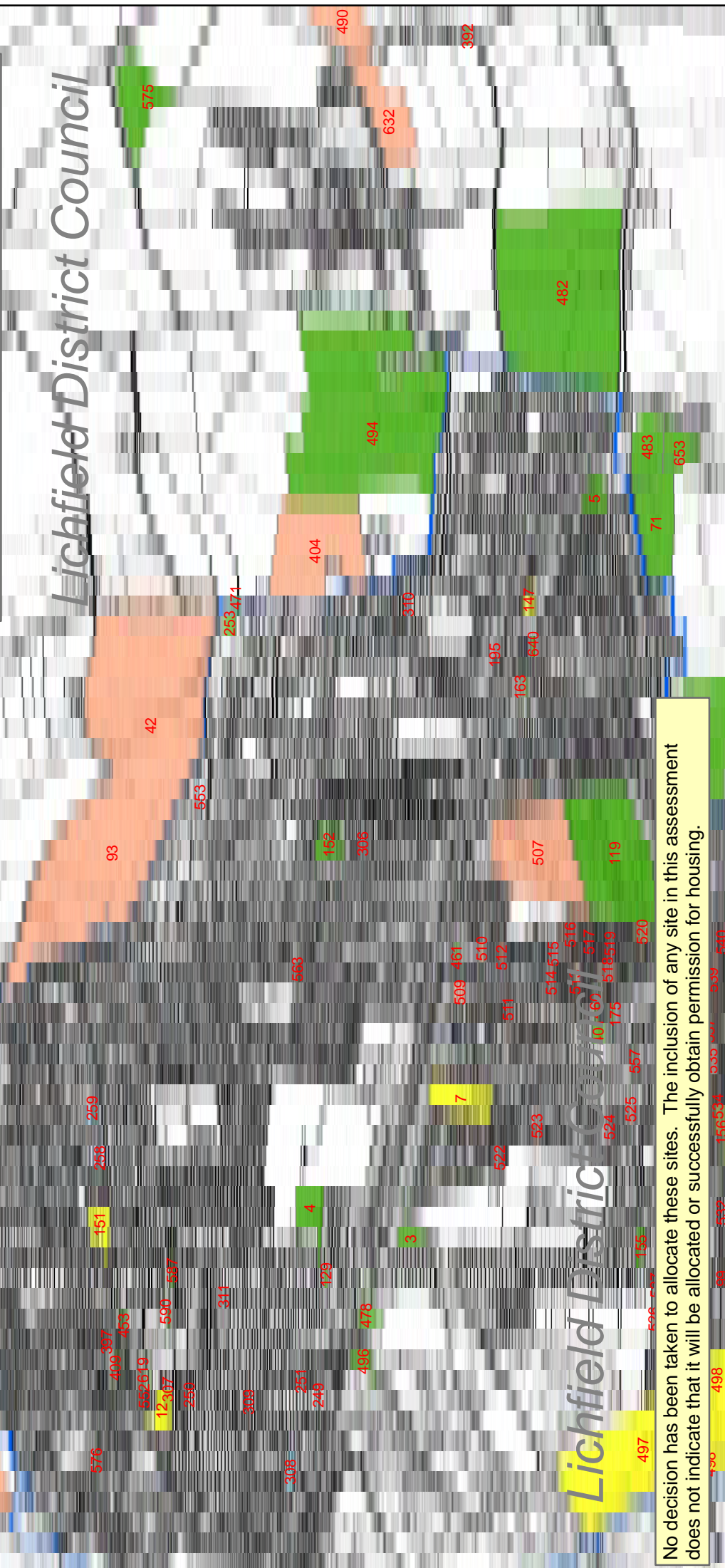
NOT TO SCALE

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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Lichfield District Council

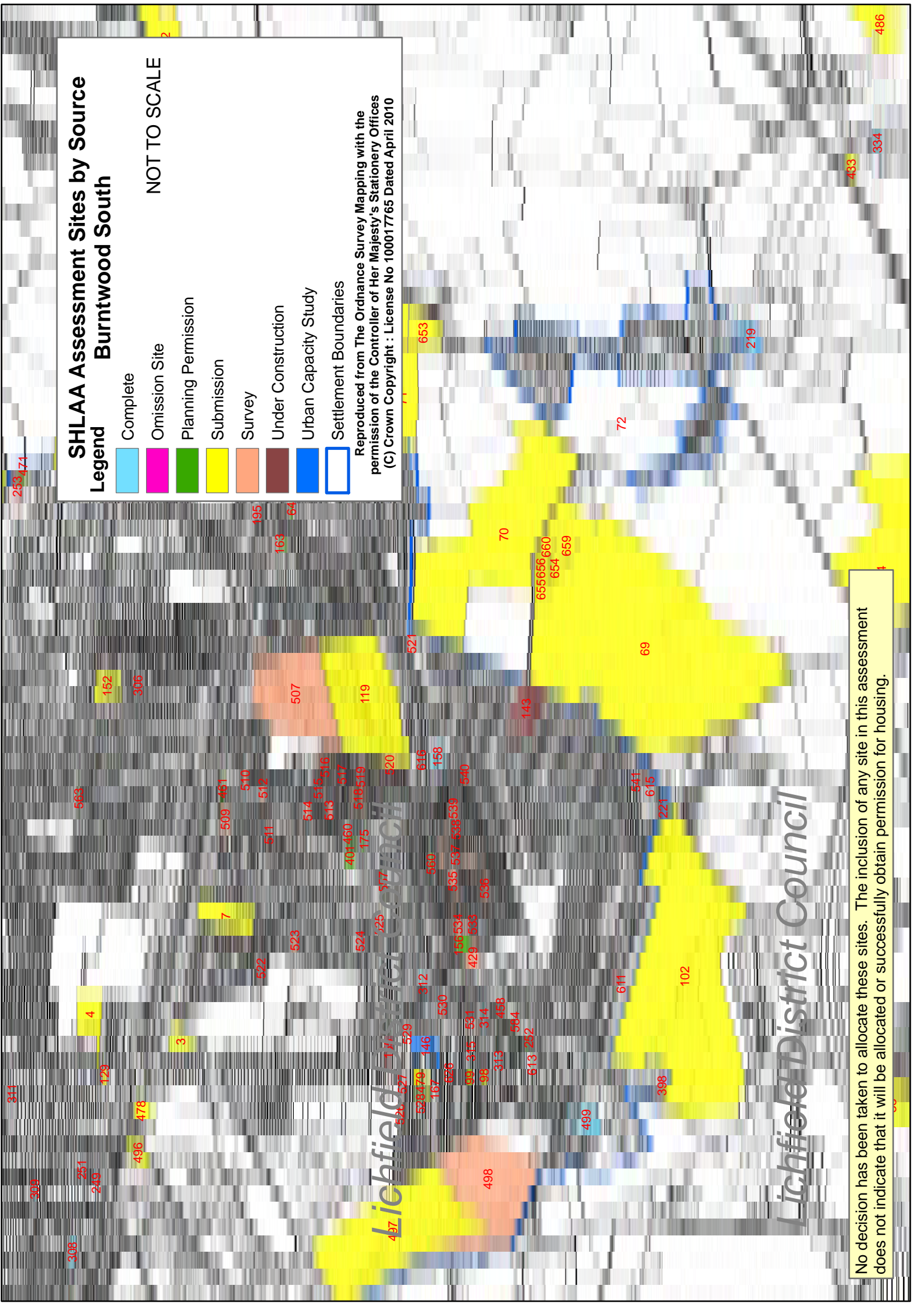


No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

SHLAA Assessment Sites by Source Burntwood South

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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

Lichfield District Council

Lichfield District Council

Burntwood

ID	Location	Source	Planning Application No.	Yield	Deliverability
29	Princess Street, land adj 9	Under Construction	07/00556/FUL	1	Deliverable
20	Princess Street, 113	Under Construction	05/00992/FUL	1	Deliverable
37	High Street, land rear of 50	Under Construction	07/01135/FUL	1	Deliverable
42	Ogley Hay Road, Hawthorn	Under Construction	07/01003/FUL	1	Deliverable
46	Chorley Road, land rear of 186 - 188	Under Construction	07/00287/FUL	1	Deliverable
38	Paviors Road, land rear 15-17	Under Construction	07/00186/FUL	2	Deliverable
52	Princess Street, 78A	Under Construction	08/00565/FUL	2	Deliverable
155	High Street, 144	Under Construction	06/01056/FUL	6	Deliverable
143	Hammerwich Hospital	Under Construction	02/00654/OUTM & 08/00132/REMM	50	Deliverable
617	Rugeley Road, 19, Chase Terrace	Under Construction	08/01187/COU	1	Deliverable
23	Rake Hill, land at	Under Construction	06/00917/FUL	1	Deliverable
48	Squirrels Hollow, land adj 8	Under Construction	08/00008/FUL	1	Deliverable
56	Ironstone Road, land off	Under Construction	08/00901/FUL	1	Deliverable
611	Highfields Road, 58	Under Construction	09/00701/FUL	1	Deliverable
221	Highfields Road, 165A	Planning Permission Full	03/00663/FUL	1	Deliverable
21	Princess Street, 4-6	Planning Permission Full	05/00510/FUL	1	Deliverable
22	Queen Street, 4	Planning Permission Full	04/00315/FUL	1	Deliverable
20	St Josephs church	Planning Permission Full	03/01256/FUL	1	Deliverable
37	Chase Terrace Post Office	Planning Permission Full	05/00346/FUL	1	Deliverable
40	Springhill Road, land adj 103	Planning Permission Full	07/00177/FUL	1	Deliverable
41	Springhill Road, land adj 5	Planning Permission Full	07/00177/FUL	1	Deliverable
41	Rugeley Road, 123	Planning Permission Full	07/00783/FUL	1	Deliverable
53	Ashmead Road, 41	Planning Permission Full	08/00145/FUL	1	Deliverable
54	Queen Street, 20B	Planning Permission Full	08/00444/FUL	1	Deliverable
57	Rugeley Road, land rear of 109 - 111	Planning Permission Full	08/00545/FUL	1	Deliverable
43	High Street, 33	Planning Permission Full	09/01017/FUL	2	Deliverable
43	Queen Street, 32	Planning Permission Full	07/01142/FUL	3	Deliverable
41	Springhill Road, 90	Planning Permission Full	08/00111/FUL	4	Deliverable
49	High Street, 58B	Planning Permission Full	08/00111/FUL	8	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
68	High Street, 8	Planning Permission Full	09/00860/COU	1	Deliverable
68	High Street, 37	Planning Permission Full	09/00996/FUL	1	Deliverable
66	High Street, 87	Planning Permission Full	09/01075/COU	1	Deliverable
62	Padbury Lane, Hillside Farm	Planning Permission Full	09/00932/COU	1	Deliverable
60	Chase Road, Former Dental Surgery	Planning Permission Full	09/01290/COU	2	Deliverable
15	Springhill Road, 107	Planning Permission Outline	07/00467/FUL	1	Deliverable
57	Oakdene Road, 104	Planning Permission Outline	08/01050/FUL	1	Deliverable
50	Summerfield Road, land adj 1	Planning Permission Outline	08/00815/FUL	1	Deliverable
13	Cannock Road, land rear of 21	Planning Permission Outline	06/00915/FUL	2	Deliverable
17	Hill Street, 1-3	Planning Permission Outline	05/00888/FUL	5	Deliverable
66	Chase Road, land adj to 236	Planning Permission Outline	09/00901/OUT	1	Deliverable
16	Queen Street, 82-84	Planning Permission Outline S106	05/00960/OUT	10	Deliverable

Table B.15

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	
						Density Rate (dph): 50	
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 BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.				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?: 0 - 5 years			
				Proposed Yield: 17		Current Deliverability: Deliverable	

Table B.16

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.							

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School	Ward: Burntwood Central
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of pitch/es contrary to PPG17. Replacement facilities meeting Sport England criteria would need to be constructed first. This has not yet been demonstrated.</p> <p>Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site put forward by landowner - indicates that site is available immediately</p>	<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 0 -5 years	
		Proposed Yield: 30	Current Deliverability: Deliverable

Table B.17

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? Yes	Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities.</p> <p>Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site put forward by landowner.</p>	<p>Achievability Notes: No known constraints.</p>	
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 17	Current Deliverability: Deliverable	

Table B.18

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):
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 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>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation 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		

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1	Ward: Hammerwich
Loss of Grade 2/3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Proposed Yield: 313	Current Deliverability: Deliverable

Table B.19

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
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. 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. Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required. Loss of Grade 2/3 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.		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.
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 187		Current Deliverability: Deliverable

Table B.20

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
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. 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.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.		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.
When is site likely to come forward?: 0 - 5 years				

ID: 71	Settlement: Burntwood	Location: Norton Lane, south of, area 4	Ward: Hammerwich
<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 BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		Proposed Yield: 79	Current Deliverability: Deliverable

Table B.21

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
Suitability Notes: Within a sustainable settlement. Site falls within BEA and FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation.		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: 8		Current Deliverability: Deliverable

Table B.22

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.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Site falls within BEA and FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation.		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.23

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

ID: 102		Settlement: Burntwood		Location: Highfields Road, land off		Ward: Chasetown	
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 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. 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 BEA and FOM and contributions to these projects may be required. An SSSI and SBI is within 1km and the impact on it may need further investigation.				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 - 5 years							
				Proposed Yield: 500		Current Deliverability: Deliverable	

Table B.24

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	
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 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. Site falls within BEA and FOM and contributions to these projects may be required. Site has potential for protected sites.				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?: 0 - 5 years							
				Proposed Yield: 180		Current Deliverability: Deliverable	

Table B.25

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	
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 BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.		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.26

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 BEA and FOM and contributions to these projects 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.27

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 BEA and FOM and contributions to these projects 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.28

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 BEA and FOM and contributions to these projects may be required. An SSSI and SBI is within 1km and the impact on it may need further investigation.				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: 13		Current Deliverability: Deliverable	

Table B.29

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 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. SCC highlight negative impact on local highway network. Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects 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 - 5 years			
				Proposed Yield: 377		Current Deliverability: Deliverable	

Table B.30

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			
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	
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.				Availability Notes: No known constraints		Achievability Notes: Mitigation of highway	

ID: 483	Settlement: Burntwood	Location: Stockhay Lane, land at	Ward: Hammerwich
<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>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 BEA and FOM and contributions to these projects may be required.</p>			<p>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 - 5 years	
		Proposed Yield: 80	Current Deliverability: Deliverable

Table B.31

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
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 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>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 BEA and FOM and contributions to these projects 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	
		Proposed Yield: 440	Current Deliverability: Deliverable

Table B.32

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
Yield Note: 50dph@100% due to proximity to town centre			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is within sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p>		<p>Availability Notes: Site not currently for sale or being</p>	<p>Achievability Notes: No known constraints.</p>

ID: 496		Settlement: Burntwood		Location: Cannock Road, land south of		Ward: Chasetown	
Employment land. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.				marketed but has been promoted by the owner/agent.			
Further investigation of Coal Subsidence area may be required.				When is site likely to come forward?: 0 - 5 years			
Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.				Proposed Yield: 17		Current Deliverability: Deliverable	

Table B.33

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	
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.				Availability Notes: Site 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 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.				When is site likely to come forward?: 0 - 5 years			
Site falls within BEA and FOM and contributions to these projects may be required.				Proposed Yield: 24		Current Deliverability: Deliverable	

Table B.34

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	
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.				Availability Notes: Site 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 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.				When is site likely to come forward?: 0 - 5 years			

ID: 654	Settlement: Burntwood	Location: Copsy Nook Lane, 11 The Neuk	Ward: Hammerwich
Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification.		Proposed Yield: 12	Current Deliverability: Deliverable

Table B.35

ID: 655	Settlement: Burntwood	Location: Copsy Nook Lane, The Bungalow	Ward: Hammerwich
Site Area (ha): 0.31	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.31
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 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>Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification.</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: 9	Current Deliverability: Deliverable

Table B.36

ID: 656	Settlement: Burntwood	Location: Copsy Nook Lane, Sunnyside	Ward: Hammerwich
Site Area (ha): 0.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.07
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 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>Site falls within BEA and FOM and contributions to these projects 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: 2	Current Deliverability: Deliverable

Table B.37

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	
<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 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>Site falls within BEA and FOM and contributions to these projects 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: 2		Current Deliverability: Deliverable	

Table B.38

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	
<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 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>Site falls within BEA and FOM and contributions to these projects 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: 2		Current Deliverability: Deliverable	

Table B.39

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	
<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>Availability Notes: Site not currently for sale or being</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 659	Settlement: Burntwood	Location: Copsy Nook Lane, 3 Fairview	Ward: Hammerwich
<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>marketed but has been promoted by the owner/agent.</p>	
		<p>When is site likely to come forward?: 0 - 5 years</p>	
<p>Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification.</p>		<p>Proposed Yield: 16</p>	<p>Current Deliverability: Deliverable</p>

Table B.40

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>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 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>Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification.</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.41

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School	Ward: Burntwood Central
<p>Site Area (ha): 1.56</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.56</p>
<p>Yield Note: A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>	<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of pitch/es contrary to PPG17. Replacement facilities meeting Sport England criteria would need to be constructed first. This has not yet been demonstrated.</p> <p>Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site put forward by landowner. Need to build compensatory provision first, unknown when site will be available.</p>	<p>Achievability Notes: No known constraints</p>
		<p>When is site likely to come forward?: 11 - 15 years</p>	
		<p>Proposed Yield: 37</p>	<p>Current Deliverability: Developable</p>

Table B.42

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	Density Rate (dph): 30			
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 pitch/es contrary to PPG17. Replacement facilities meeting Sport England criteria would need to be constructed first. This has not yet been demonstrated. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				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.43

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):	Density Rate (dph):			
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 BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				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.44

ID: 420		Settlement: Burntwood		Location: Cannock Road, land to the west of 193		Ward: Chase Terrace	
Site Area (ha): 0.09	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 50			
Yield Note: 50dph used due to size and location of the site							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Coal subsidence area may need investigation.				Availability Notes: Unknown interest		Achievability Notes: None identified	

ID: 420	Settlement: Burntwood	Location: Cannock Road, land to the west of 193	Ward: Chase Terrace
Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 5	Current Deliverability: Developable

Table B.45

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
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 BEA and FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation.		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.46

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
Yield Note: 40dph at 60%			
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. Measures required to overcome SBI constraints. Site falls within BEA and FOM and contributions to these projects 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?: 6 - 10 years	
		Proposed Yield: 259	Current Deliverability: Developable

Table B.47

ID: 498	Settlement: Burntwood	Location: Church Street, land north of	Ward: Chasetown
Site Area (ha): 7.2	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 2.38
Yield Note: 40dph at 60%			

ID: 498		Settlement: Burntwood	Location: Church Street, land north of	Ward: Chasetown
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. Measures required to overcome SBI constraints. Site falls within BEA and FOM and contributions to these projects may be required.		Availability Notes: Site is owned by LDC.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 94		Current Deliverability: Developable

Table B.48

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 BEA and FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation.		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.49

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 BEA and contributions to these projects 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.50

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 BEA and 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.			Availability Notes: No known interest	Achievability Notes: No known constraints
			When is site likely to come forward?: 11 - 15 years	
			Proposed Yield: 23	Current Deliverability: Developable

Table B.51

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 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. 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 BEA and 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.			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 Currently Developable

Table B.52

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
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

ID: 93		Settlement: Burntwood		Location: Meg Lane, land at		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 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>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 BEA and 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.</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: 445</p>		<p>Current Deliverability: Not Currently Developable</p>	

Table B.53

ID: 404		Settlement: Burntwood		Location: Rugeley Road, land to the east of		Ward: Highfield	
<p>Site Area (ha): 6.2</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 6.2</p>	
<p>Density Rate (dph): 40</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 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>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 BEA and 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.</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 Currently Developable</p>	

Table B.54

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>Density Rate (dph): 40</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>	

ID: 477	Settlement: Burntwood	Location: Bleak House Farm	Ward: Chase Terrace
<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 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>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within BEA and 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.</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 Currently Developable</p>

Table B.55

ID: 507	Settlement: Burntwood	Location: Mount Road Industrial Estate	Ward: Summerfield	
<p>Site Area (ha): 10.27</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 10.27</p>	<p>Density Rate (dph): 40</p>
<p>Yield Note: 40dph@60% has been used.</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</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, facilities, and public transport</p> <p>Current employment. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Potential for contaminated land, however due to size of site not likely to have negative impact.</p> <p>Redevelopment of site would improve environmental conditions for nearby residential, both existing and potential of site 119.</p>		<p>Availability Notes: Site in multiple ownerships, many occupied, but some initial interest.</p>	<p>Achievability Notes: Unknown, dependent on success of businesses on site.</p>	
<p>When is site likely to come forward?: -</p>				
		<p>Proposed Yield: 246</p>	<p>Current Deliverability: Not Currently Developable</p>	

Table B.56

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>Density Rate (dph): 40</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>
<p>Suitability Notes: Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood.</p>		<p>Availability Notes: Site is not currently for sale or being</p>	<p>Achievability Notes: Unknown how</p>	

ID: 632	Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
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.		marketed but has been promoted by the owner/agent.	measures to improve sustainability would impact upon viability.
Site falls within BEA and FOM and contributions to these projects may be required.		When is site likely to come forward?: -	
		Proposed Yield: 72	Current Deliverability: Not Currently Developable

Table B.57

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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently Developable	2
518	Leafenden Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently Developable	4

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
519	Keepers Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently 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 Currently Developable	4
521	Chase Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently Developable	2
531	Edwards Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently Developable	2

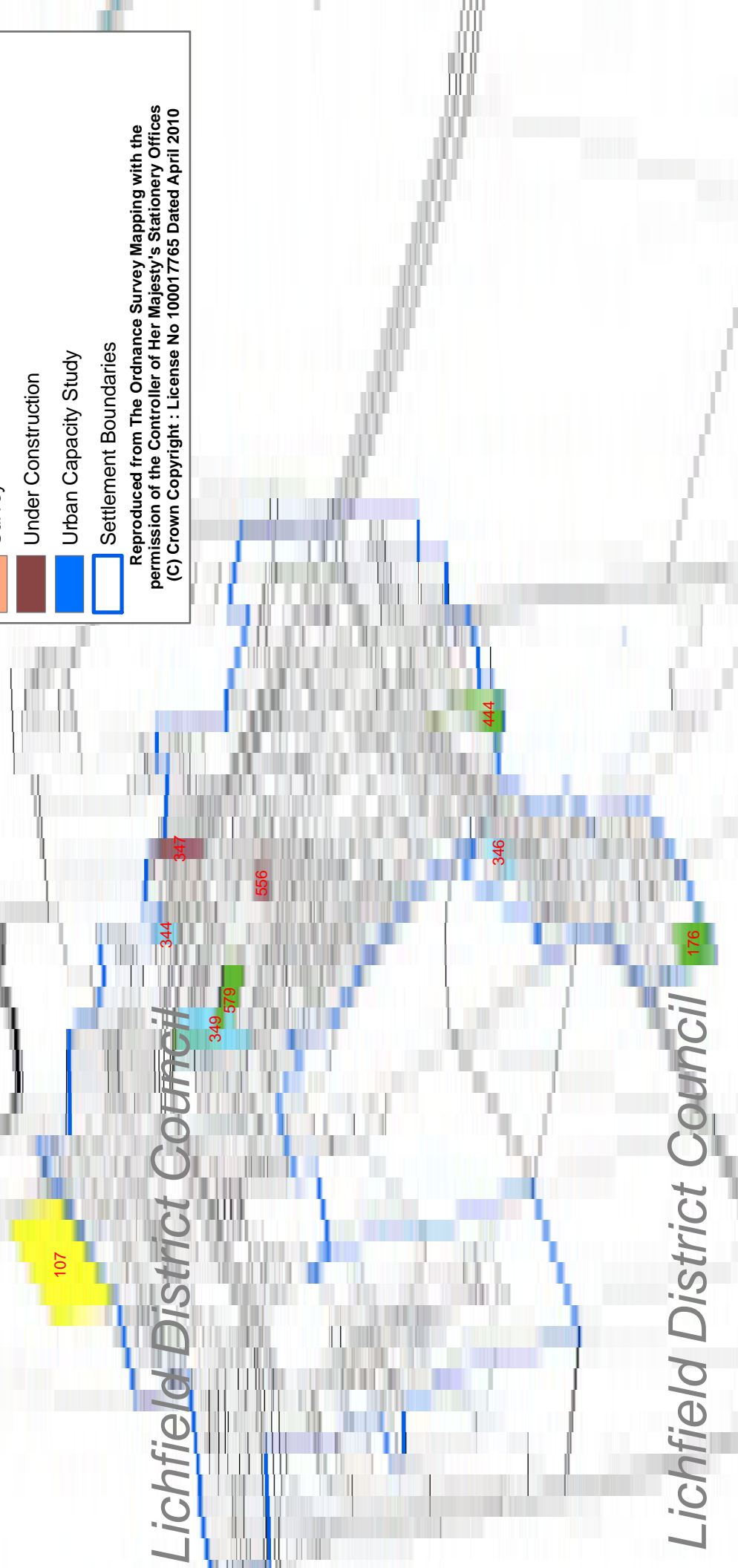
ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
532	Cottage Lane, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently Developable	2
533	Avon Road	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently 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 Currently Developable	2

Table B.58

SHLAA Assessment Sites by Source Clifton Campville

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council

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

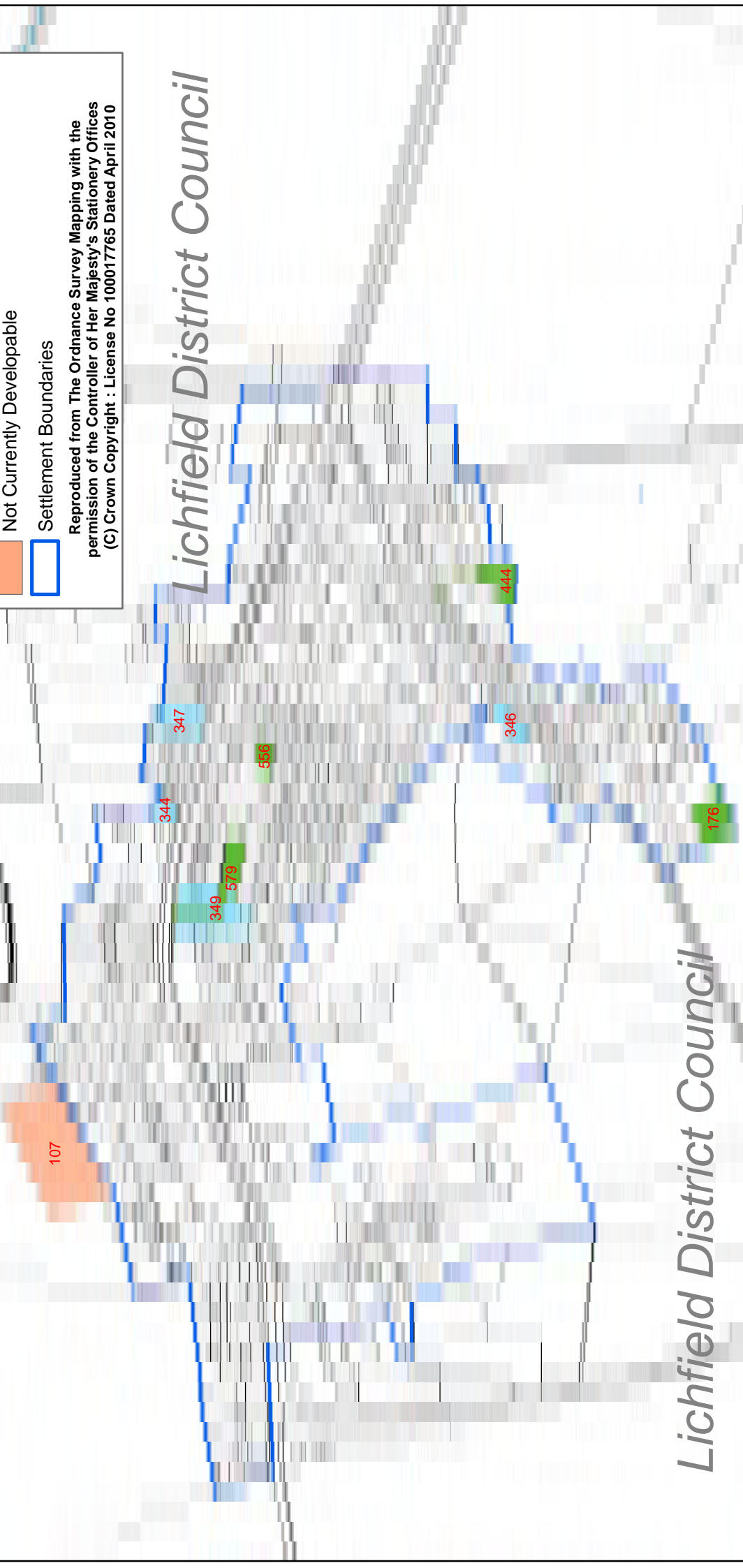
SHLAA Assessment Sites by Deliverability Clifton Campville

NOT TO SCALE

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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Lichfield District Council

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Clifton Campville

ID	Location	Source	Planning Application No.	Yield	Deliverability
347	Main Street, 127-129	Under Construction	07/01256/OUT	1	Deliverable
556	Main Street, land rear of 114-116	Under Construction	06/00962/OUT	1	Deliverable
444	Chestnut Lane, land rear of 11	Planning Permission Outline	08/00612/OUT	1	Deliverable
176	Hillview, The Chestnuts	Planning Permission Outline	04/00931/FUL	2	Deliverable
59	Main Street, land adj 94A	Planning Permission Full	09/00259/FUL	1	Deliverable

Table B.59

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	
<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 RSS, Structure Plan and 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.</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: 10		Current Deliverability: Not Currently Developable	

Table B.60

SHLAA Assessment Sites by Source

Colton

Legend

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

Lichfield District Council

324

153

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543

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

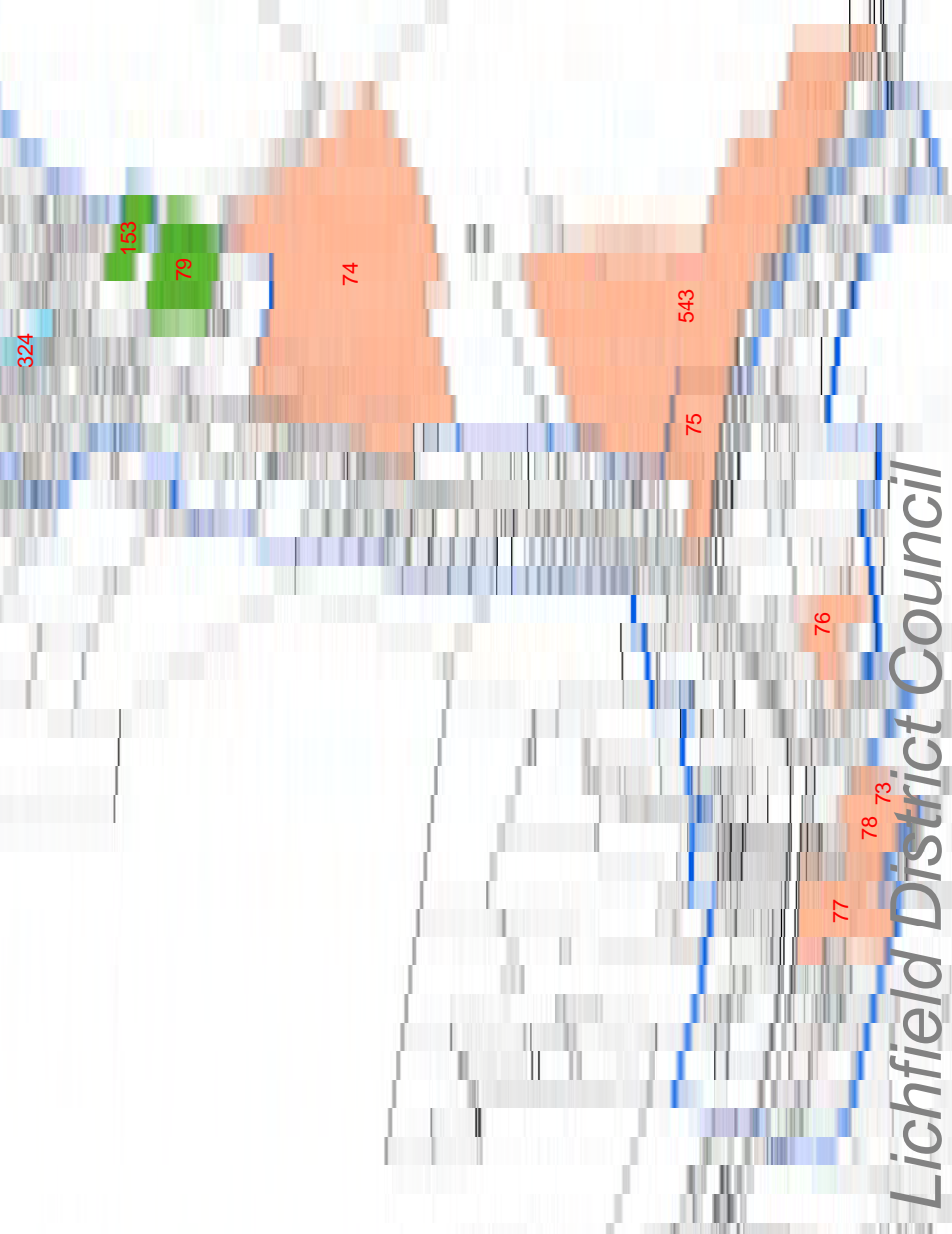
SHLAA Assessment Sites by Deliverability

Colton

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council



Lichfield District Council

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Colton

ID	Location	Source	Planning Application No.	Yield	Deliverability
79	High Street, Littlehay Manor Farm (barns)	Under Construction	08/01142/COU	5	Deliverable
153	High Street, Littlehay Manor Farm	Under Construction	07/01159/FUL	5	Deliverable

Table B.61

ID: 73		Settlement: Colton		Location: Bellamour Way		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.09		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.09	
Density Rate (dph): 30							
Yield Note: 30 dph @ 80% used to reflect nature and character of settlement.							
Currently Suitable? No				Currently Available? No		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 the site would contribute to sustainable communities. 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. Suitable access required. Further investigation of Coal Subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.				Availability Notes: No indication that site is available.		Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.	
When is site likely to come forward?: -							
				Proposed Yield: 3		Current Deliverability: Not Currently Developable	

Table B.62

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	
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 RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				Availability Notes: Owner not looking to develop at present.		Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.	
When is site likely to come forward?: -							

ID: 74	Settlement: Colton	Location: High Street	Ward: Colton and Mavesyn Ridware
<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.</p>		Proposed Yield: 40	Current Deliverability: Not Currently Developable

Table B.63

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
<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 RSS, Structure Plan and 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. 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.</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: 42	Current Deliverability: Not Currently Developable

Table B.64

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
Yield Note: Two dwellings in rear garden. TPO may affect design and yield.			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
<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 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.</p>		<p>Availability Notes: No indication that site is available.</p>	<p>Achievability Notes: Suitable access will be required.</p>
When is site likely to come forward?: -			
		Proposed Yield: 2	Current Deliverability: Not Currently Developable

Table B.65

ID: 76		Settlement: Colton		Location: Martlin Lane		Ward: Colton and Mavesyn Ridware			
Site Area (ha): 0.19	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.19	Density Rate (dph):					
Yield Note: Yield based on shape of site, access required									
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;				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 Currently Developable			

Table B.66

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	Density Rate (dph): 30					
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.				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 Currently Developable			

Table B.67

ID: 78		Settlement: Colton		Location: Oldham Cottages, rear of		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.23	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.16	Density Rate (dph): 30			
Yield Note: Yield based on area minus site 73							
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.				Availability Notes: No indication that site is available.		Achievability Notes: Suitable access will be required.	

ID: 78	Settlement: Colton	Location: Oldham Cottages, rear of	Ward: Colton and Mavesyn Ridware
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.			
		When is site likely to come forward?: -	
		Proposed Yield: 5	Current Deliverability: Not Currently Developable

Table B.68

SHLAA Assessment Sites by Source Drayton Bassett

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council

247

294

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

SHLAA Assessment Sites by Deliverability Drayton Bassett

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council

247

294

Lichfield District Council

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Drayton Bassett

ID	Location	Source	Planning Application No.	Yield	Deliverability
247	Post Office, Drayton Bassett	Planning Permission Full	06/00255/COU	1	Deliverable

Table B.69

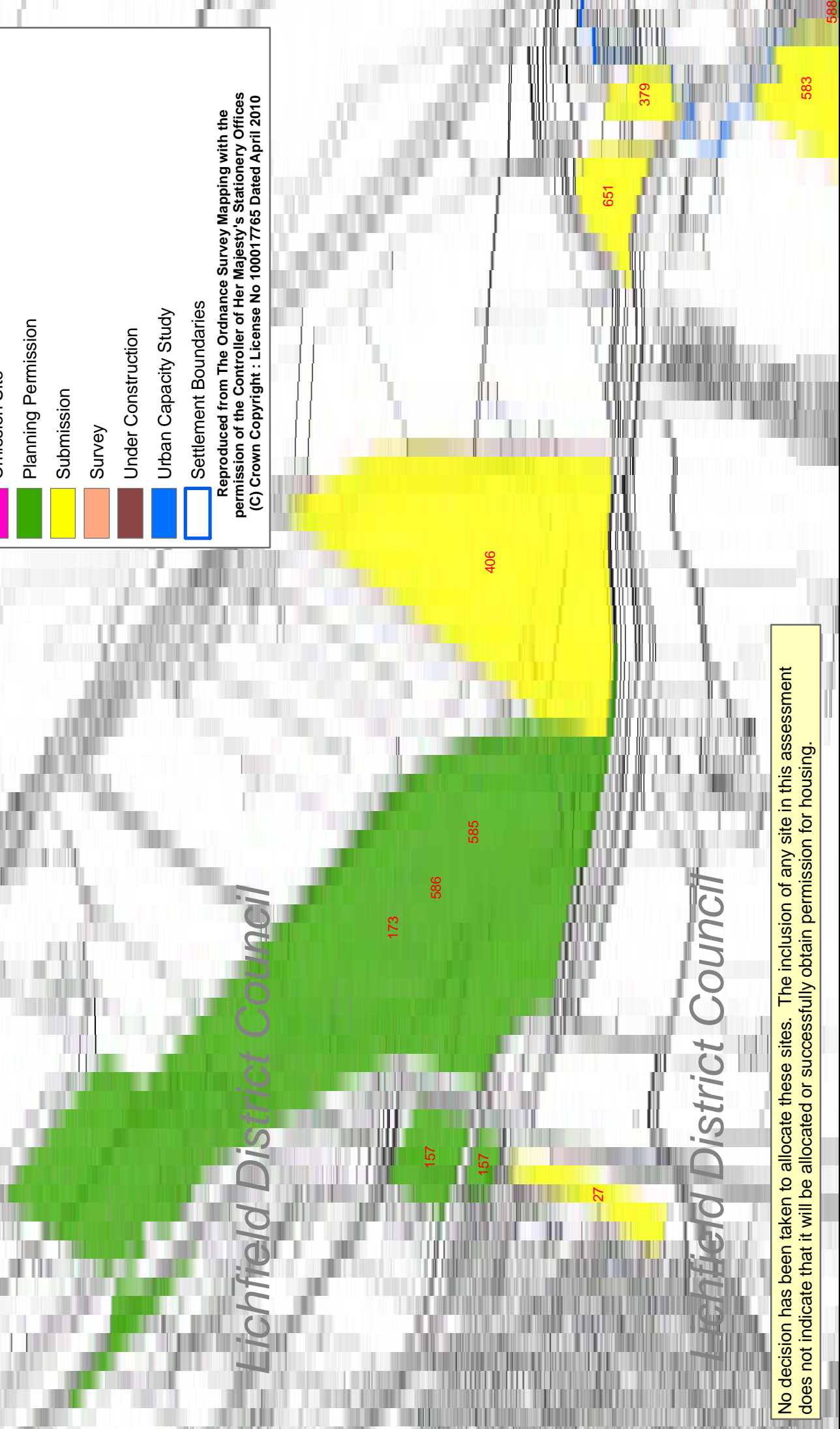
SHLAA Assessment Sites by Source East of Rugeley

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council



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SHLAA Assessment Sites by Deliverability East of Rugeley

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

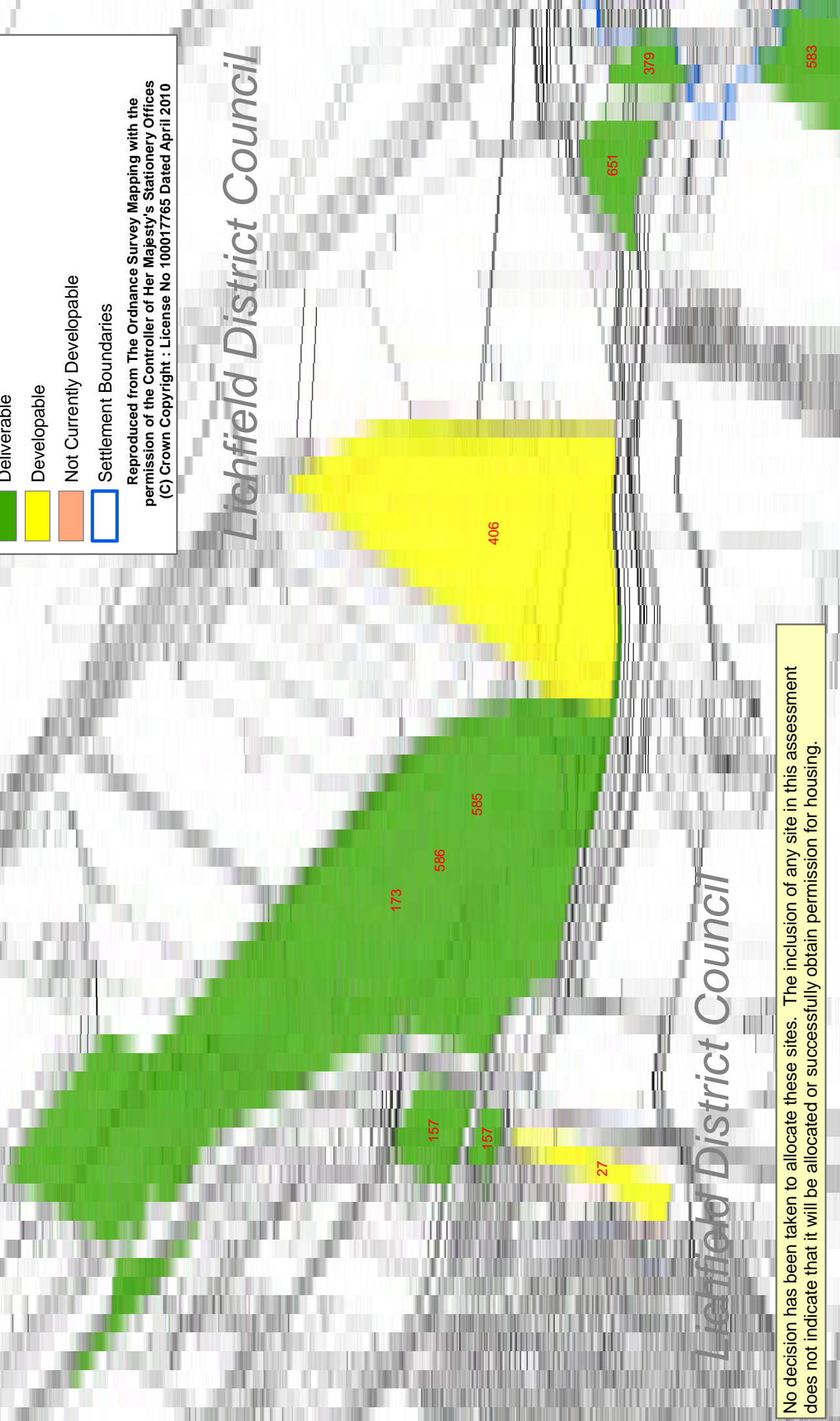
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Lichfield District Council

Lichfield District Council

Lichfield District Council



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

East of Rugeley

ID	Location	Source	Planning Application No.	Yield	Deliverability
585	Rugeley ERZ (Phase 1) Persimmon Homes	Planning Permission Full	09/00991/REMM	81	Deliverable
586	Rugeley ERZ (phase 2a) Barratt Homes	Planning Permission Full	08/00387/REMM	77	Deliverable
173	Rugeley ERZ	Planning Permission Outline	03/00627/OUT	442	Deliverable
157	Rugeley ERZ Local Centre	Planning Permission Outline S106	04/00406/OUT	80	Deliverable

Table B.70

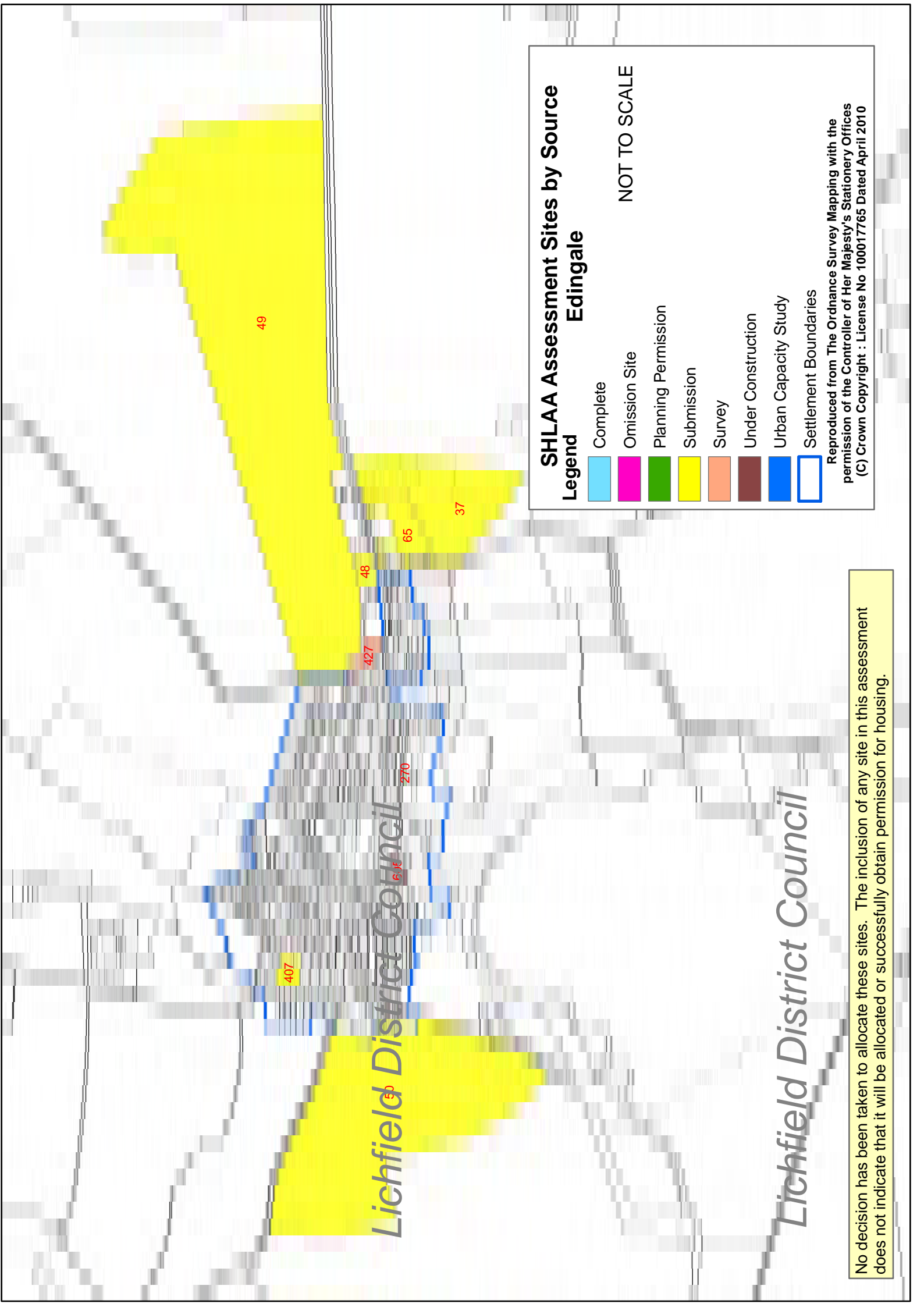
ID: 27	Settlement: East of Rugeley	Location: Rugeley Road, South of (Part of CC District)		Ward: Armitage with Handscare
Site Area (ha): 1.22	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.16	Density Rate (dph): 30
Yield Note: 0.49ha is the size of area within LDC. 40dph@80% 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 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>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.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. Land for access is yet to be purchased.</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>
		Proposed Yield: 15		Current Deliverability: Developable

Table B.71

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

ID: 406	Settlement: East of Rugeley	Location: Borrow Pit, Power Station	Ward: Armitage with Handscare
<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.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</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.</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>Achievability Notes: Infill of pit from Power Station is not cost to development and assumed site is achievable.</p>
<p>When is site likely to come forward?: 6-10 years</p>			
		<p>Proposed Yield: 450</p>	<p>Current Deliverability: Developable</p>

Table B.72



SHLAA Assessment Sites by Source
Edingale

Legend

 Complete	 Planning Permission Submission
 Omission Site	 Survey
 Planning Permission	 Under Construction
 Urban Capacity Study	 Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

Lichfield District Council

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

SHLAA Assessment Sites by Deliverability Edingale

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

Lichfield District Council

Lichfield District Council

407

50

427

48

605

270

65

49

37

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

Edingale

ID	Location	Source	Planning Application No.	Yield	Deliverability
65	Hollows End, Church Hollow	Under Construction	09/00473/FUL	1	Deliverable
20	The Old Vicarage	Planning Permission Full	04/01315/LBC	1	Deliverable

Table B.73

ID: 407	Settlement: Edingale	Location: Pessall Lane, 14/16		Ward: Mease and Tame
Site Area (ha): 0.13	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.13	Density Rate (dph): 30
Yield Note: 30dph@100%				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>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.</p> <p>Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). FRA may be required.</p> <p>An SSSI & SBI are within 1km and the impact on it may need further investigation.</p>		<p>Availability Notes: In two ownerships but not thought to prevent site coming forward.</p>		<p>Achievability Notes: Unlikely that investigations will impact on viability.</p>
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 4	Current Deliverability: Deliverable	

Table B.74

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 RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p>Availability Notes: No interest shown</p>		<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: 11-15 years		

ID: 427	Settlement: Edingale	Location: Black Horse PH	Ward: Mease and Tame
Further investigation of Coal Subsidence area may be required. Impact on SBI may need further investigation. An SSSI is within 1km.		Proposed Yield: 4	Current Deliverability: Developable

Table B.75

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
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
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 - measures to improve sustainability may impact on viability.
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. Further investigation of Coal Subsidence area may be required.		When is site likely to come forward?: -	
Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.		Proposed Yield: 37	Current Deliverability: Not Currently Developable

Table B.76

ID: 48	Settlement: Edingale	Location: Lullington Road, Peartree Cottage	Ward: Mease and Tame
Site Area (ha): 0.12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.12
Yield Note: 30dph 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.		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 RSS, Structure Plan and 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.		When is site likely to come forward?: -	
Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.		Proposed Yield: 3	Current Deliverability: Not Currently Developable

Table B.77

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road		Ward: Mease and Tame
Site Area (ha): 14.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.57	Density Rate (dph): 30
Yield Note: 30dph @ 60% 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.		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 RSS, Structure Plan and 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.		When is site likely to come forward?: -		
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.		Proposed Yield: 262		Current Deliverability: Not Currently Developable

Table B.78

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	Density Rate (dph): 30
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 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 and SFRA may impact on viability.
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. Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). Strategic Flood Risk Assessment may be required.		When is site likely to come forward?: -		
Loss of Grade 3 Agricultural Land may need justification. An SSSI, SBI and cSAC are within 1km and the impact on it may need further investigation. Site has potential for protected species.		Proposed Yield: 126		Current Deliverability: Not Currently Developable

Table B.79

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	Density Rate (dph): 30









ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
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	
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 measures to improve sustainability would impact on viability,	
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. Further investigation of Coal Subsidence area may be required.	When is site likely to come forward?: -		
An SSSI and SBI are within 1km and the impact on it may need further investigation.	Proposed Yield: 12	Current Deliverability: Not Currently Developable	

Table B.80

Lichfield District Council

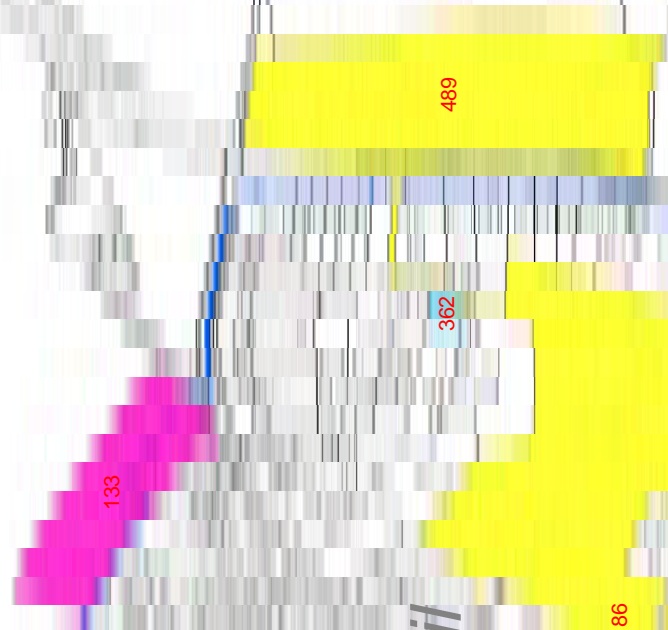
Lichfield District Council

SHLAA Assessment Sites by Source Elford

- | | | | |
|---|-----------------------|--|--|
|  | Complete | | |
|  | Omission Site | | |
|  | Planning Permission | | |
|  | Submission | | |
|  | Survey | | |
|  | Under Construction | | |
|  | Urban Capacity Study | | |
|  | Settlement Boundaries | | |
- NOT TO SCALE

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



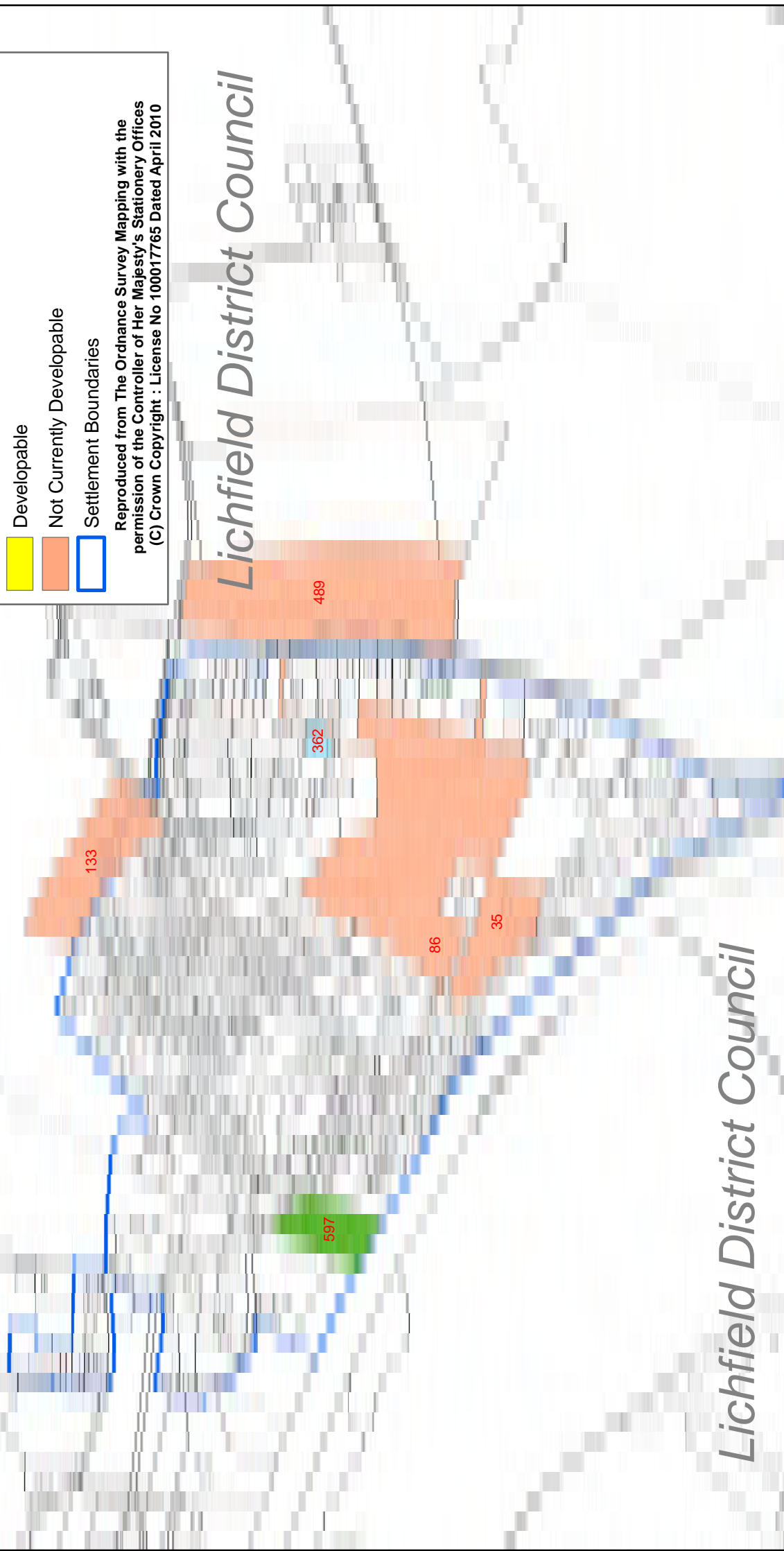
SHLAA Assessment Sites by Deliverability

Elford

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council



Lichfield District Council

Lichfield District Council

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Elford

ID	Location	Source	Planning Application No.	Yield	Deliverability
537	Church Road, The Rectory	Planning Permission Full	08/00857/FUL	1	Deliverable

Table B.81

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.
		When is site likely to come forward?: -		
		Proposed Yield: 11		Current Deliverability: Not Currently Developable

Table B.82

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.
		When is site likely to come forward?: -		
		Proposed Yield: 46		Current Deliverability: Not Currently Developable

Table B.83

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	Density Rate (dph): 30			
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.	
				Proposed Yield: 14		Current Deliverability: Not Currently Developable	

Table B.84

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	Density Rate (dph): 30			
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.	
				Proposed Yield: 43		Current Deliverability: Not Currently Developable	

Table B.85

SHLAA Assessment Sites by Source

Legend

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

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Lichfield District Council

Lichfield District Council

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

SHLAA Assessment Sites by Deliverability

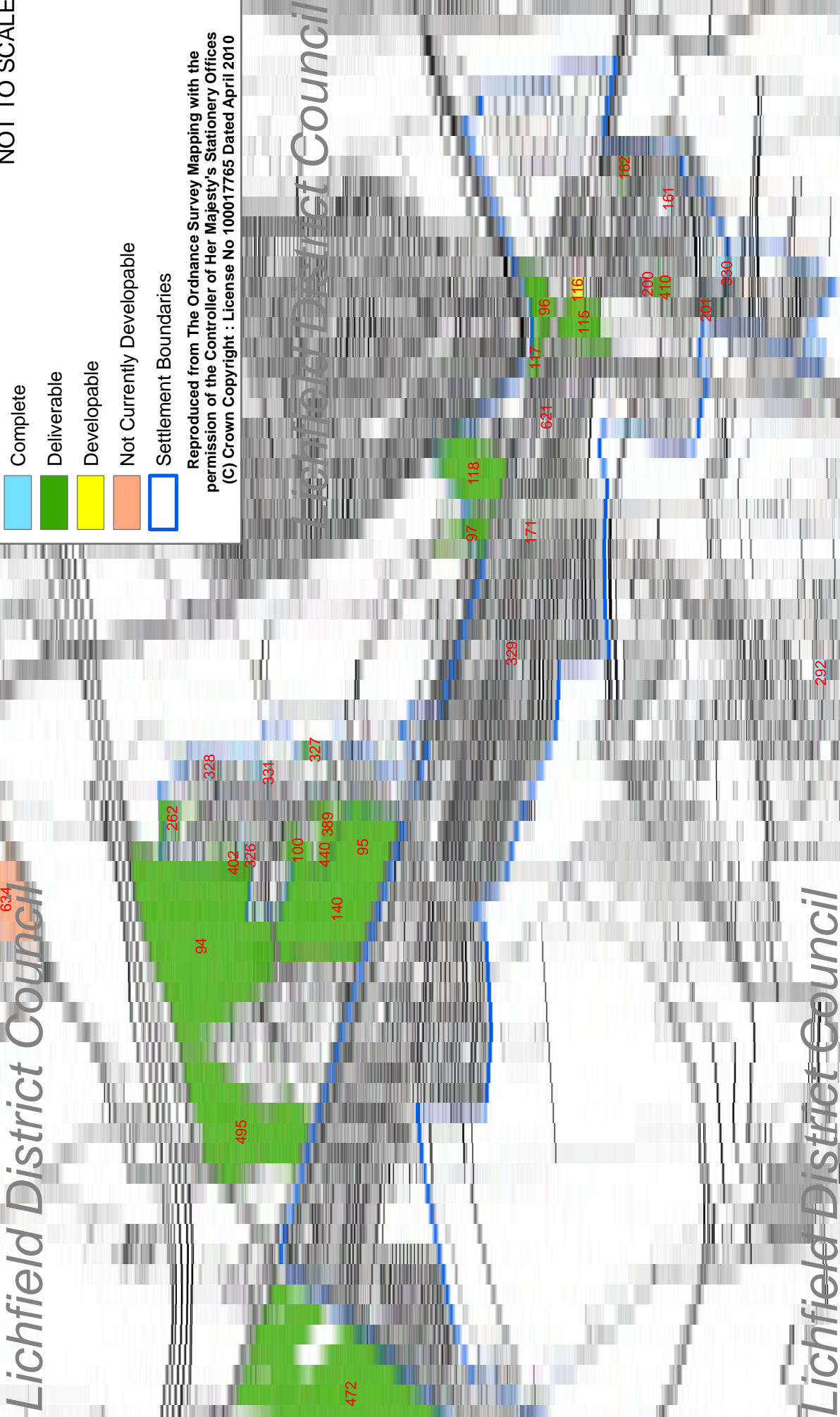
Fazeley

NOT TO SCALE

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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

Fazeley

ID	Location	Source	Planning Application No.	Yield	Deliverability
327	Orchard House, land at	Under Construction	01/00738/FUL	1	Deliverable
339	Park Lane, The Dower House	Under Construction	01/00776/FUL	1	Deliverable
233	Sutton Road, 125	Under Construction	07/00373/FUL	3	Deliverable
201	Coleshill Street, 85	Planning Permission Full	06/00448/FUL	1	Deliverable
200	Coleshill Street, 59	Planning Permission Full	05/00881/FUL	2	Deliverable
400	Coleshill Street, 61	Planning Permission Full	08/01026/FUL	5	Deliverable
117	The Boathouse	Planning Permission Full	07/00073/FULM	14	Deliverable
118	Laurel House	Planning Permission Full	05/01140/OUTM & 08/00422/REMM	77	Deliverable
621	Victoria Drive, 6	Planning Permission Full	09/00969/COU	1	Deliverable
115	Tolsons Mill	Planning Permission Full S106	07/00938/FULM	100	Deliverable
171	Reindeer Road 1 (land adj)	Planning Permission Outline	06/01058/OUT	1	Deliverable
162	Buxton Avenue and Brook End	Planning Permission Outline	06/00978/OUT & 08/00526/REM	2	Deliverable
100	The Green, 20	Planning Permission Outline	08/00915/OUT	4	Deliverable

Table B.86

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
<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>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. 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>When is site likely to come forward?: 0 - 5 years</p>		<p>Achievability Notes: No known constraints.</p>
		Proposed Yield: 79		Current Deliverability: Deliverable

Table B.87

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	
<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 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. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</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: 198		Current Deliverability: Deliverable	

Table B.88

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	
<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 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>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.</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: 62		Current Deliverability: Deliverable	

Table B.89

ID: 96		Settlement: Fazeley		Location: Fazeley 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.							

ID: 96	Settlement: Fazeley	Location: Fazeley Saw Mill, Timber Yard	Ward: Fazeley
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>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.</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: Developer has not demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.90

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):
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
<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>Part of the sites is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>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.</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, pre app discussions ongoing. Further work required, considered that commencement not imminent.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.91

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
Yield Note: 30dph to reflect existing character of settlement. Presence of TPO may affect density.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>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.</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: If access can be achieved</p>

ID: 440	Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
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.			then no known constraints.
	When is site likely to come forward?: 0 - 5 years		
	Proposed Yield: 7	Current Deliverability: Deliverable	

Table B.92

ID: 472	Settlement: Fazeley	Location: Sutton Road, Bangley Farm	Ward: Fazeley
Site Area (ha): 10.63	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.63
Density Rate (dph): 40			
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 RSS, Structure Plan and 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 - 5 years			
		Proposed Yield: 255	Current Deliverability: Deliverable

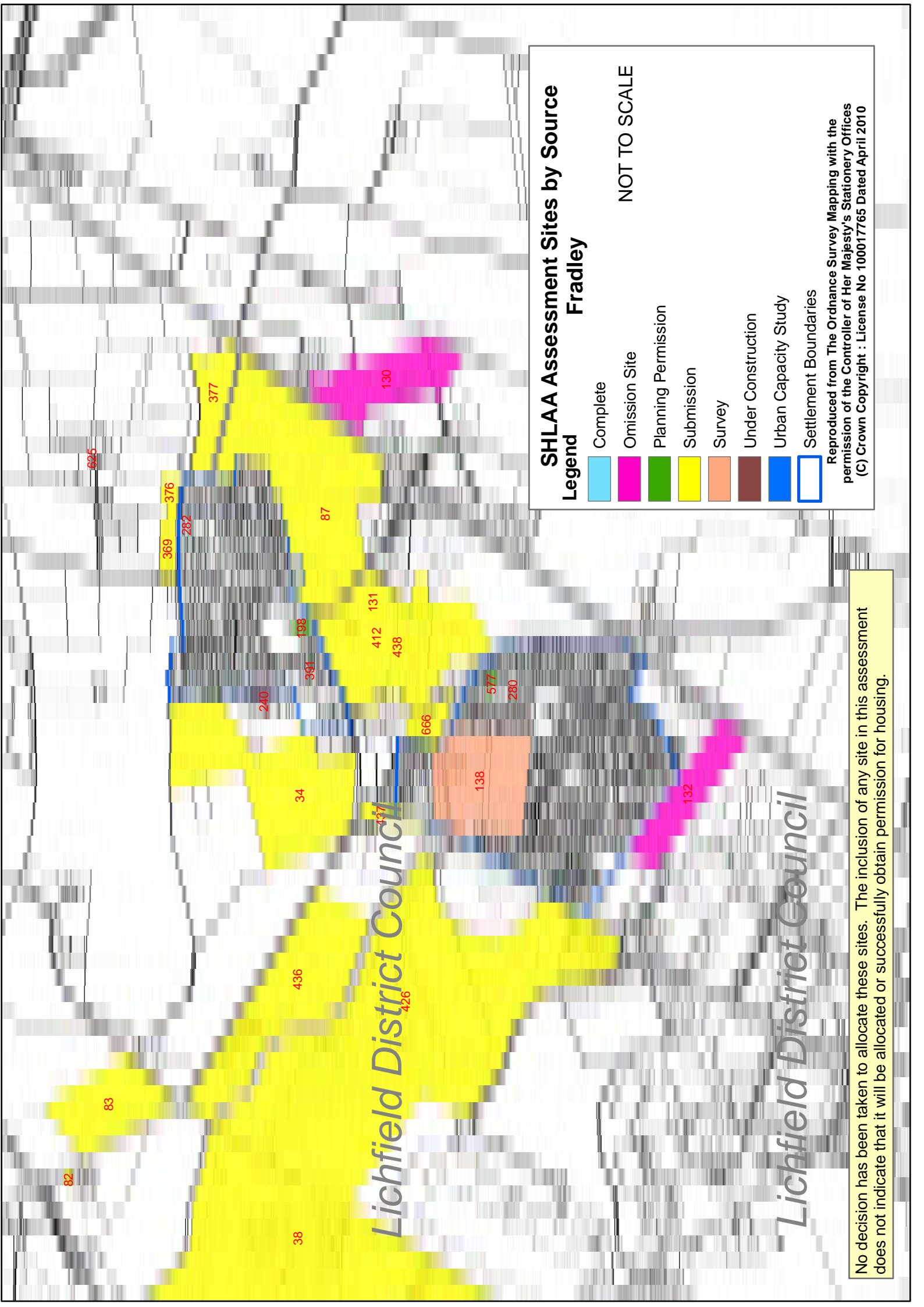
Table B.93

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 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>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 - 5 years			
		Proposed Yield: 102	Current Deliverability: Deliverable

Table B.94

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	Density Rate (dph): 30
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.95



SHLAA Assessment Sites by Source Fradley

NOT TO SCALE

Legend

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

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Lichfield District Council

Lichfield District Council

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82

83

Lichfield District Council

38

436

437

426

240

34

391

198

87

369

376

282

635

377

131

412

438

666

138

577

280

132

Lichfield District Council

130

SHLAA Assessment Sites by Deliverability

Legend

- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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

Fradley

ID	Location	Source	Planning Application No.	Yield	Deliverability
20	Old Hall Lane, Old Hall Farm	Under Construction	06/00471/COU	5	Deliverable
18	Church Lane, 76	Planning Permission Full	07/00349/FUL	1	Deliverable
20	Worthington Road, 81	Planning Permission Full	06/01023/FUL	1	Deliverable
57	Jordan Close, 3	Planning Permission Full	09/00164/FUL	4	Deliverable
65	Cowhill Lane, Fox Meadow Farm	Planning Permission Full	09/01074/COU	1	Deliverable
31	Church Lane, Church Farm	Planning Permission Outline	07/00790/OUT	1	Deliverable

Table B.96

ID: 34		Settlement: Fradley		Location: Old Hall Farm		Ward: Alrewas and Fradley	
Site Area (ha): 14.18	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 7.9	Density Rate (dph): 40			
<p>Yield Note: Size of proposed residential put forward in submission. Agent indicates between 300 and 400 dwellings. At 40dph @ 60% would yield 190. Listed Building could impact on yield.</p>							
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.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</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. Impact on Listed Building needs consideration.</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: 300		Current Deliverability: Deliverable	

Table B.97

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):			
<p>Yield Note: Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.</p>							
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.</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: 87	Settlement: Fradley	Location: Fradley Lane, land off	Ward: Alrewas and Fradley
<p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</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.</p>		<p>When is site likely to come forward?: 0 - 5 years</p>	
		<p>Proposed Yield: 272</p>	<p>Current Deliverability: Deliverable</p>

Table B.98

ID: 131	Settlement: Fradley	Location: Fradley Lane	Ward: Alrewas and Fradley
<p>Site Area (ha): 1.45</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.4</p>
<p>Yield Note: 40dph@80% - see also site 87 and 438 as part of wider scheme</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable?Yes</p>
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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.</p>		<p>Availability Notes: No known constraints. Could come forward either on its own or as part of a larger scheme for site 87 or 438.</p>	<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?: 0 - 5 years</p>	
		<p>Proposed Yield: 45</p>	<p>Current Deliverability: Deliverable</p>

Table B.99

ID: 132	Settlement: Fradley	Location: South Fradley	Ward: Alrewas and Fradley
<p>Site Area (ha): 3.97</p>	<p>Source: Omission Site</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 3.97</p>
<p>Yield Note: 40dph@60%</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable?Yes</p>
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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>
		<p>When is site likely to come forward?: 0 - 5 years</p>	

ID: 132	Settlement: Fradley	Location: South Fradley	Ward: Alrewas and Fradley
Site has potential for protected species. Impact of noise from associated uses and A38 on prospective residents would need to be designed out.		Proposed Yield: 95	Current Deliverability: Deliverable

Table B.100

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
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 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. 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.	
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 21	Current Deliverability: Deliverable

Table B.101

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
Yield Note: 40dph@60%. 0.49ha contained within site 138. 1.45ha contained within site 131.			
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 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. 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.	
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 158	Current Deliverability: Deliverable

Table B.102

ID: 426	Settlement: Fradley	Location: Gorse Lane, land off, Fradley Park		Ward: Alrewas and Fradley
Site Area (ha): 39.91	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 25	Density Rate (dph): 40
Yield Note: Yield proposed by agent based on net developable area of 25ha. Although split of site may be more appropriate to include less residential and more employment.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.. Also adjacent to local centre. Proposal includes primary school. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. 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 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: 1000	Current Deliverability: Deliverable

Table B.103

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. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. 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.		Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 245	Current Deliverability: Deliverable

Table B.104

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.				

ID: 437		Settlement: Fradley		Location: Common Lane, west of		Ward: Alrewas and Fradley	
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.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Access to the site needs to be identified.</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: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 18		Current Deliverability: Deliverable	

Table B.105

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	
Yield Note: Minus 1.445ha already included in site 131. Minus 6.11ha included in site 412. Minus 0.49ha included in site 138. 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 sustainable.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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.</p>				<p>Availability Notes: Multiple ownerships, but agent advises they are working together.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 65		Current Deliverability: Deliverable	

Table B.106

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	

ID: 666	Settlement: Fradley	Location: land off Common Lane	Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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.</p>	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.107

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
<p>Suitability Notes: Within village boundary in a settlement considered to be sustainable upon completion of the Local Centre.</p> <p>Part outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.</p>	Availability Notes: Owner has indicated that does not wish to develop at present.		Achievability Notes: No known constraints.	
	When is site likely to come forward?: 11 - 15 years			
	Proposed Yield: 160		Current Deliverability: Developable	

Table B.108

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
<p>Suitability Notes: Outside village boundary and not in close proximity to services and facilities.</p> <p>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.</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?: -			

ID: 130	Settlement: Fradley	Location: Roman Road	Ward: Alrewas and Fradley
		Proposed Yield: 122	Current Deliverability: Not Currently Developable

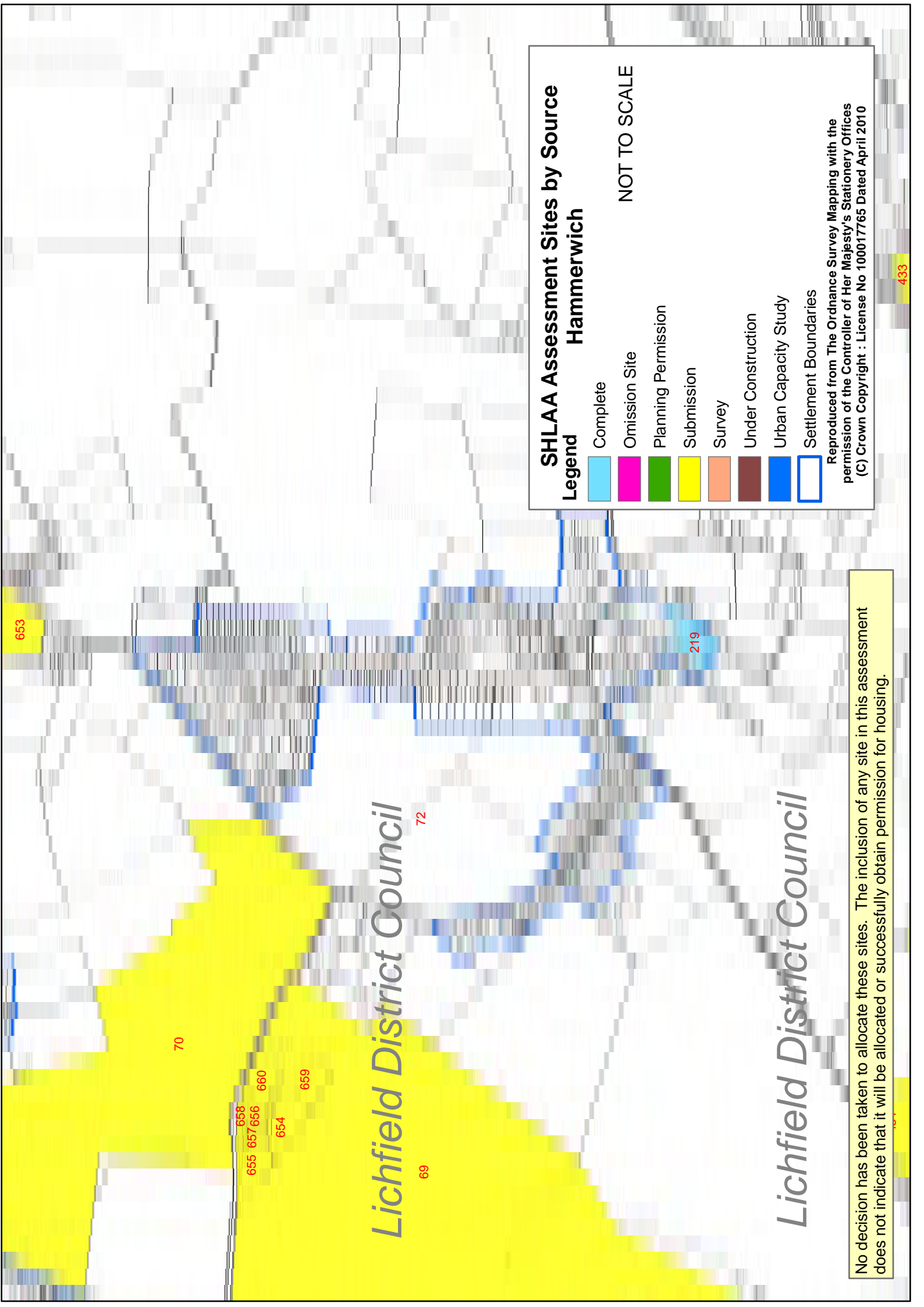
Table B.109

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
Yield Note: 40dph@80%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable?No
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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.		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 Currently Developable

Table B.110

ID: 377	Settlement: Fradley	Location: Dunmore Hay Lane, (Site B)	Ward: Alrewas and Fradley
Site Area (ha): 2.43	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.43
Yield Note: 40dph@60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable?No
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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.		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: 58	Current Deliverability: Not Currently Developable

Table B.111



SHLAA Assessment Sites by Source Hammerwich

Color/Symbol	Source
Light Blue	Complete
Pink	Omission Site
Green	Planning Permission
Yellow	Submission
Orange	Survey
Brown	Under Construction
Blue	Urban Capacity Study
White with Blue Border	Settlement Boundaries

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Lichfield District Council

Lichfield District Council

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

SHLAA Assessment Sites by Deliverability Hammerwich

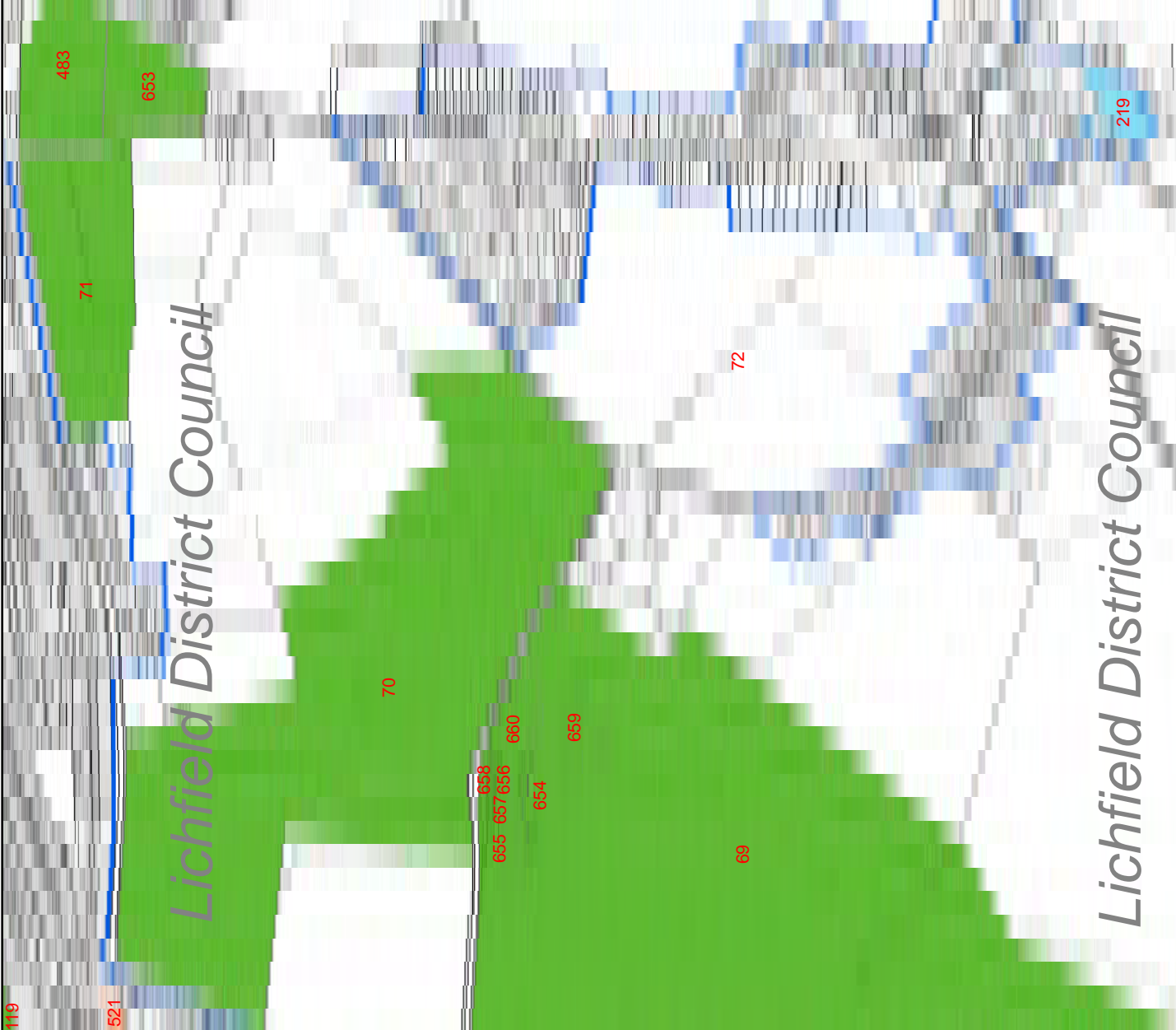
Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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Lichfield District Council











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

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Source Hamstall Ridware

- | | | | |
|---|-----------------------|--|--------------|
|  | Complete | | NOT TO SCALE |
|  | Omission Site | | |
|  | Planning Permission | | |
|  | Submission | | |
|  | Survey | | |
|  | Under Construction | | |
|  | Urban Capacity Study | | |
|  | Settlement Boundaries | | |

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467

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SHLAA Assessment Sites by Deliverability Hamstall Ridware

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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Lichfield District Council

Lichfield District Council

Lichfield District Council

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

Hamstall Ridware

ID	Location	Source	Planning Application No.	Yield
37	Yoxall Road, Mill House	Under Construction	04/01362/COU	1









Table B.112

Lichfield District Council

Lichfield District Council

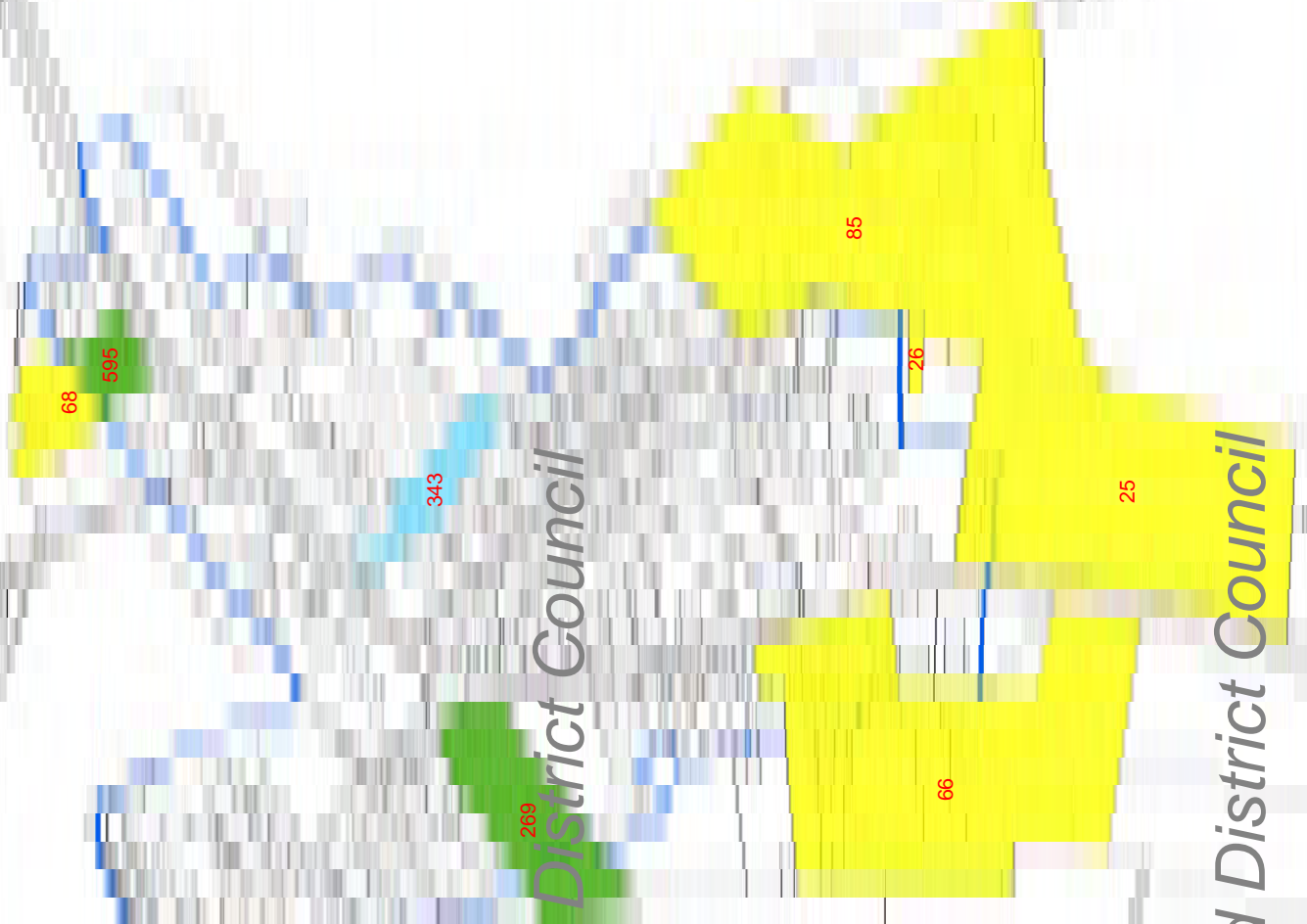
SHLAA Assessment Sites by Source Harlaston

Legend

	Complete		Omission Site		Planning Permission
	Submission		Survey		Under Construction
	Urban Capacity Study		Settlement Boundaries		

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SHLAA Assessment Sites by Deliverability Harlaston

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

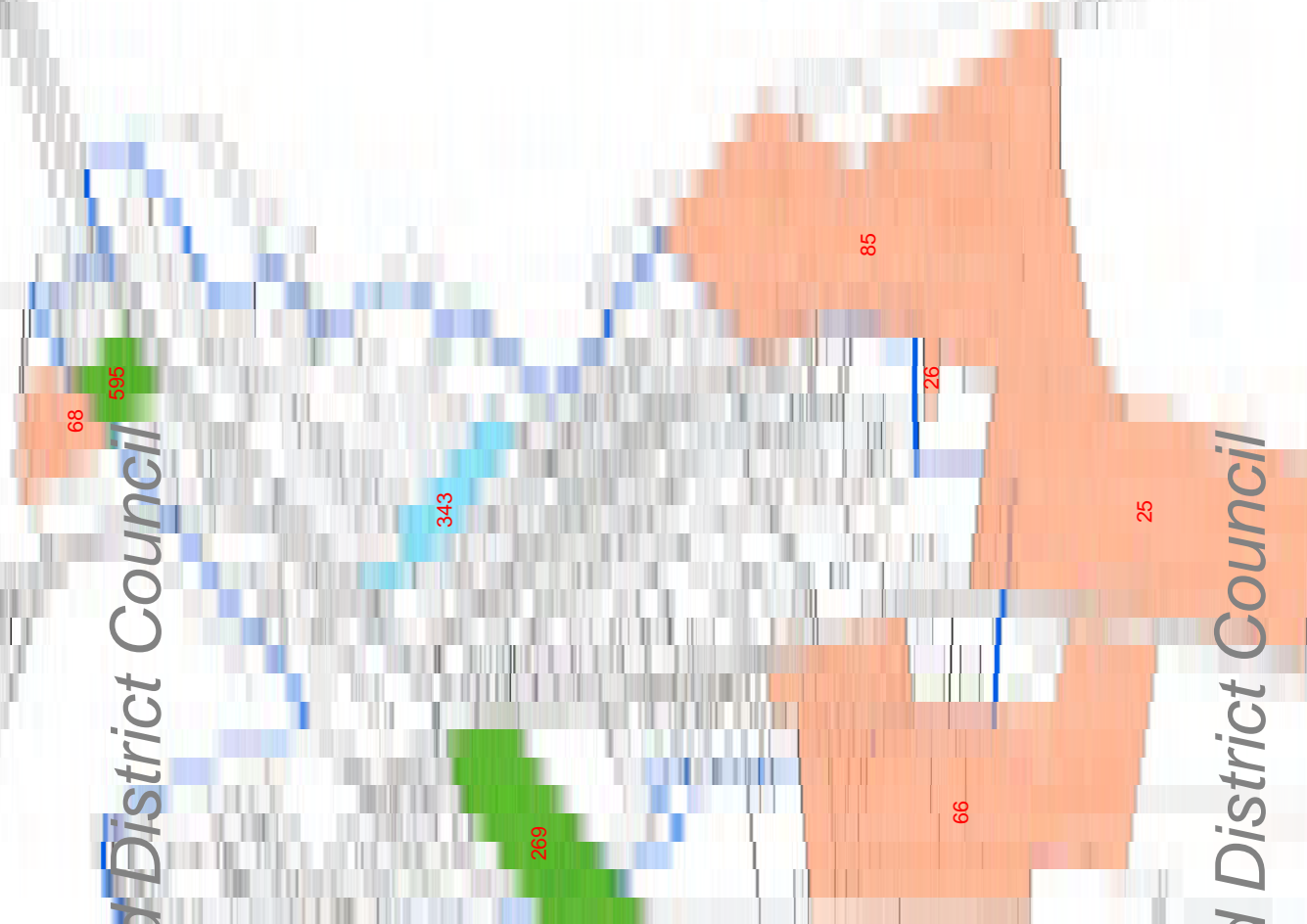
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Lichfield District Council

Lichfield District Council

Lichfield District Council



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

Harlaston

ID	Location	Source	Planning Application No.	Yield	Deliverability
29	Churchside, The Old Rectory	Planning Permission Full	06/00856/FUL	1	Deliverable
55	Haunton Road, The Homestead	Planning Permission Full	08/01217/FUL	1	Deliverable

Table B.113

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	
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 measures to improve sustainability would impact on viability.	
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.				When is site likely to come forward?: -			
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.				Proposed Yield: 32		Current Deliverability: Not Currently Developable	

Table B.114

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	
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: Suitable access required. Unknown how measures to improve sustainability would impact on viability.	
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.				When is site likely to come forward?: -			

ID: 26	Settlement: Harlaston	Location: Main Road	Ward: Mease and Tame
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.		Proposed Yield: 1	Current Deliverability: Not Currently Developable

Table B.115

ID: 66	Settlement: Harlaston	Location: Church Farm	Ward: Mease and Tame	
Site Area (ha): 1.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.6	Density Rate (dph): 30
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.				
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. 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. 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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Remediation of site may be required but unlikely to affect viability. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: 38	Current Deliverability: Not Currently Developable	

Table B.116

ID: 68	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame	
Site Area (ha): 0.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.25	Density Rate (dph): 30
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.				
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. 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.		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: 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.</p>		Proposed Yield: 8		Current Deliverability: Not Currently Developable

Table B.117

ID: 85	Settlement: Harlaston	Location: Manor Lane, Fishpits Farm		Ward: Mease and Tame
Site Area (ha): 1.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.88	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement.				
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 this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>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: Currently in use as a farm 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: 45		Current Deliverability: Not Currently Developable

Table B.118

SHLAA Assessment Sites by Source Hill Ridware

- Legend
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council

387

169

159

468

275

319

325

136

135

255

276

318

180

181

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

SHLAA Assessment Sites by Deliverability Hill Ridware

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

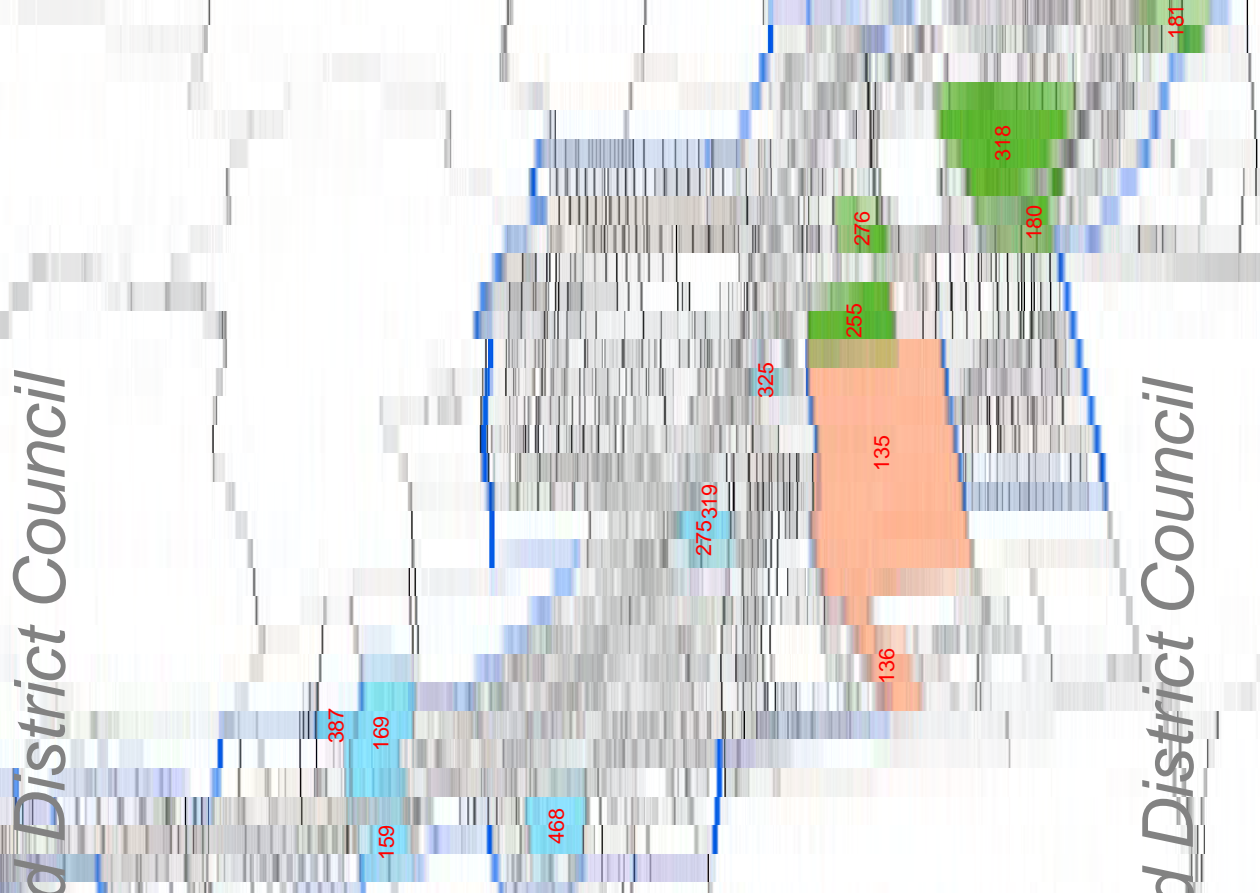
NOT TO SCALE

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Lichfield District Council

Lichfield District Council

Lichfield District Council



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

Hill Ridware

ID	Location	Source	Planning Application No.	Yield	Deliverability
38	The Cottage	Under Construction	00/01097/FUL	2	Deliverable
26	Uttoxeter Road, 56	Planning Permission Full	07/00864/FUL	2	Deliverable
25	Royal Oak, land adj	Planning Permission Full	05/00224/FUL	9	Deliverable
18	Uttoxeter Road, between 21 & 23	Planning Permission Outline	06/00011/OUT	1	Deliverable

Table B.119

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
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: No known constraints
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.		When is site likely to come forward?: -		
Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.		Proposed Yield: 42		Current Deliverability: Not Currently Developable

Table B.120

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
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: No known constraints

ID: 136	Settlement: Hill Ridware	Location: Wade Street	Ward: Colton and Mavesyn Ridware
<p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.</p>		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 6</p>	<p>Current Deliverability: Not Currently Developable</p>

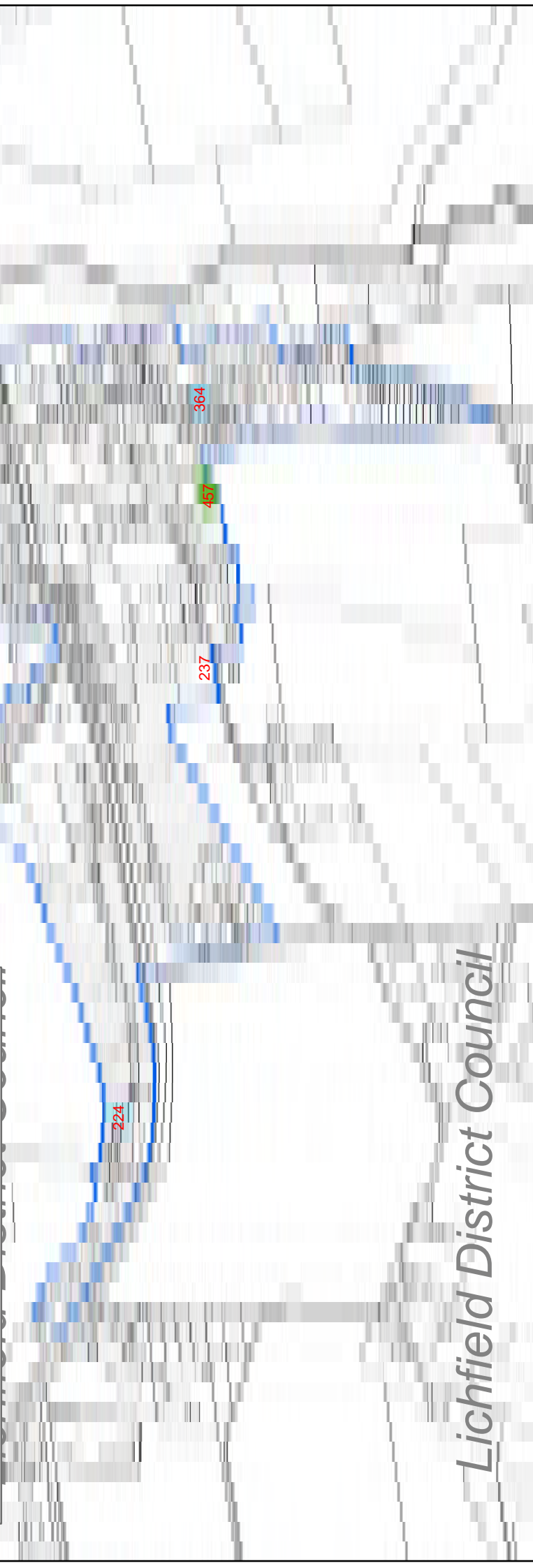
Table B.121

SHLAA Assessment Sites by Source

Hopwas

- Legend
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

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

SHLAA Assessment Sites by Deliverability

Hopwas

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

Lichfield District Council

Lichfield District Council

224

237

457

364

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

Hopwas









ID	Location	Source	Planning Application No.	Yield	Deliverability
21	Hopwas Pumping Station (new build)	Under Construction	06/00632/FUL	1	Deliverable
47	Nursery Lane, land rear of 17	Planning Permission Full	07/00916/FUL	1	Deliverable

Table B.122

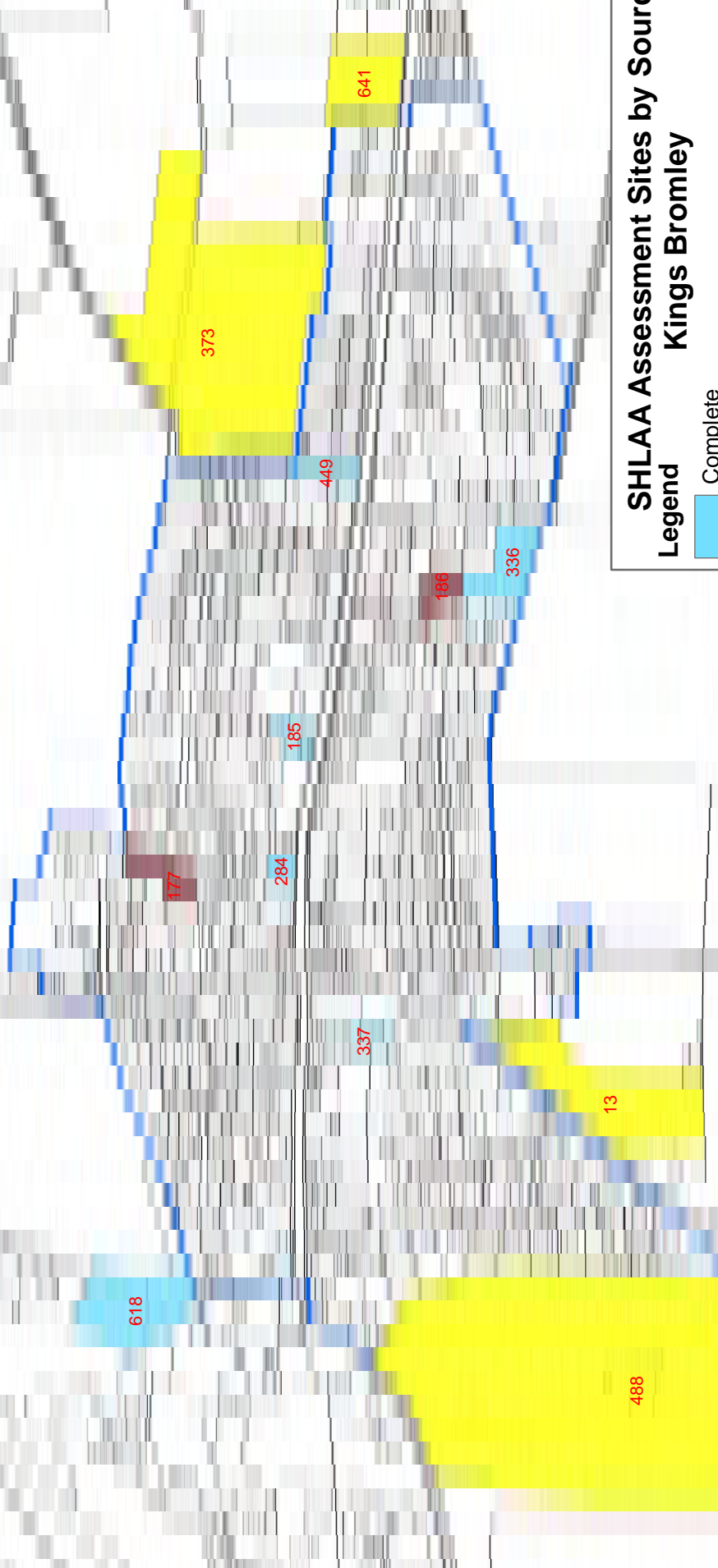
Lichfield District Council

SHLAA Assessment Sites by Source Kings Bromley

NOT TO SCALE

	Complete
	Omission Site
	Planning Permission
	Submission
	Survey
	Under Construction
	Urban Capacity Study
	Settlement Boundaries

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

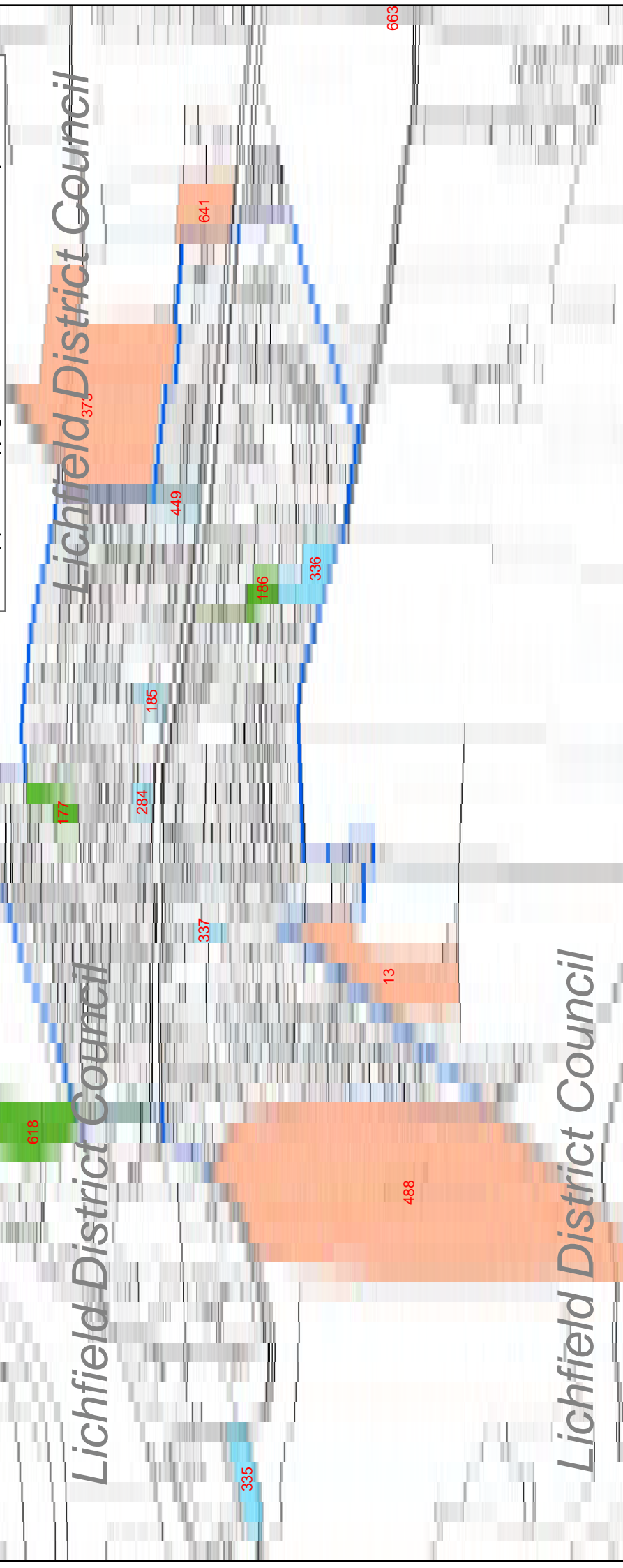
SHLAA Assessment Sites by Deliverability Kings Bromley

NOT TO SCALE

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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

Kings Bromley

ID	Location	Source	Planning Application No.	Yield	Deliverability
17	The Hollies, land rear of	Under Construction	04/00730/OUT	1	Deliverable
15	Alrewas Road, land adj 31	Under Construction	04/01247/FUL	1	Deliverable
16	Alrewas Road, land adj 52	Under Construction	03/01208/FUL	2	Deliverable
49	Alrewas Road, 63	Planning Permission Full	07/00977/FUL	1	Deliverable

Table B.123

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	
Density Rate (dph): 30							
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.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints	
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. 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.				When is site likely to come forward?: -			
				Proposed Yield: 16		Current Deliverability: Not Currently Developable	

Table B.124

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	
Density Rate (dph): 30							
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 RSS, Structure Plan and 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.</p>			measures to improve sustainability or SFRA recommendation would impact on viability.
	When is site likely to come forward?: -		
	Proposed Yield: 45	Current Deliverability: Not Currently Developable	

Table B.125

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley	
Site Area (ha): 6.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.69	Density Rate (dph): 30
Yield Note: 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 RSS, Structure Plan and 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.</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>
When is site likely to come forward?: -				
		Proposed Yield: 120	Current Deliverability: Not Currently Developable	

Table B.126

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley	
Site Area (ha): 0.38	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.38	Density Rate (dph): 30
Yield Note: 30dph@100%				
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 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 RSS, Structure Plan and 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>Loss of Grade 3 Agricultural Land may need justification.</p>		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 11</p>	<p>Current Deliverability: Not Currently Developable</p>

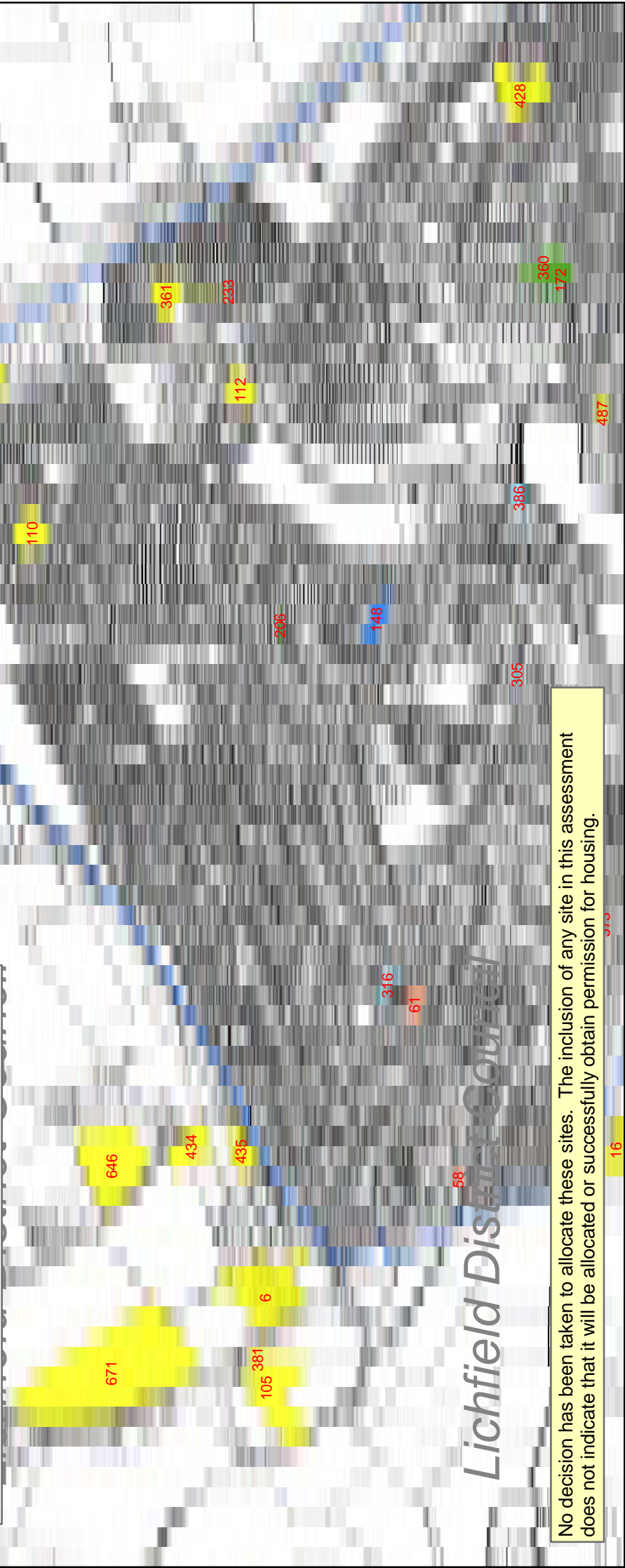
Table B.127

SHLAA Assessment Sites by Source

Lichfield North

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE**

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Lichfield District Council

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

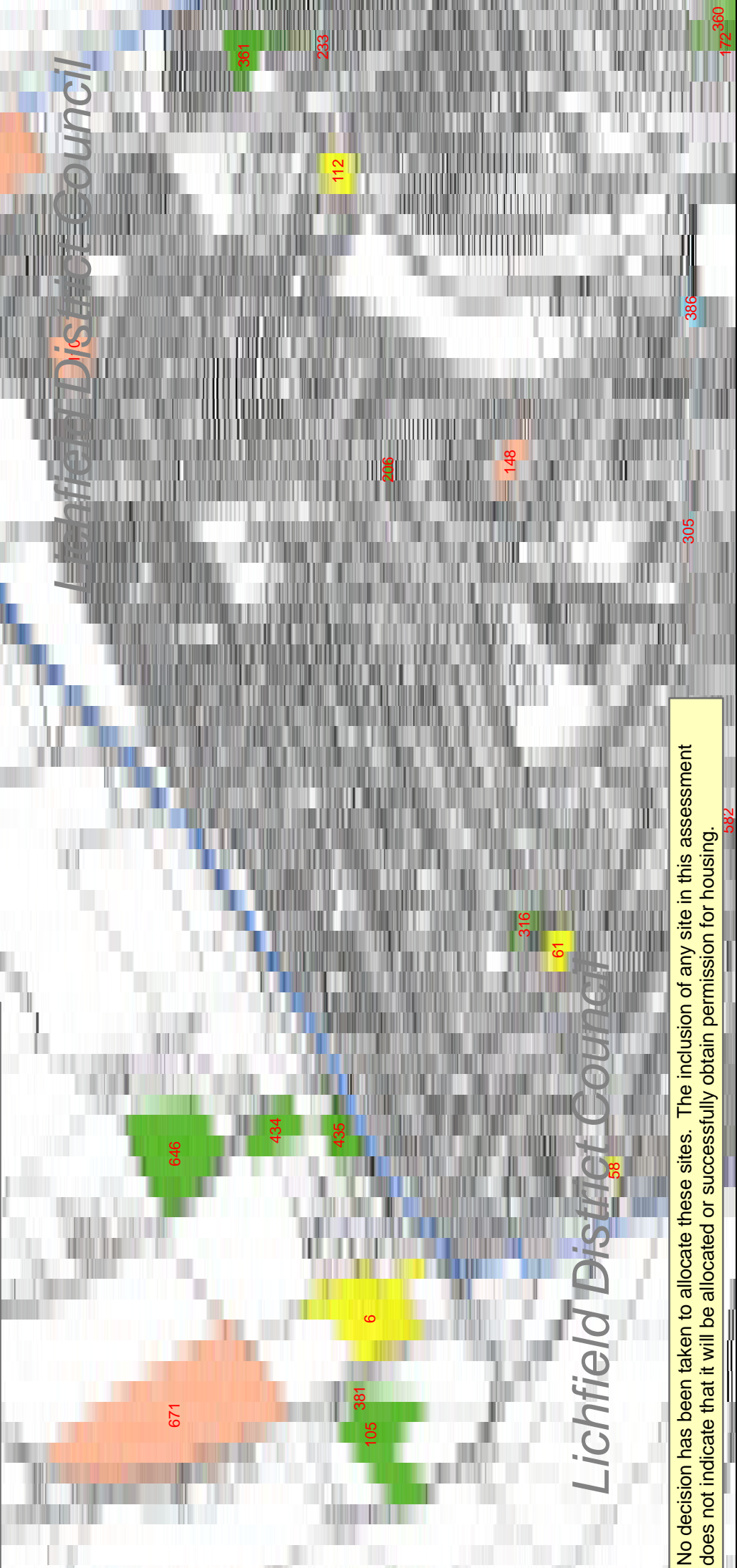
SHLAA Assessment Sites by Deliverability

North Lichfield

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

Lichfield District Council

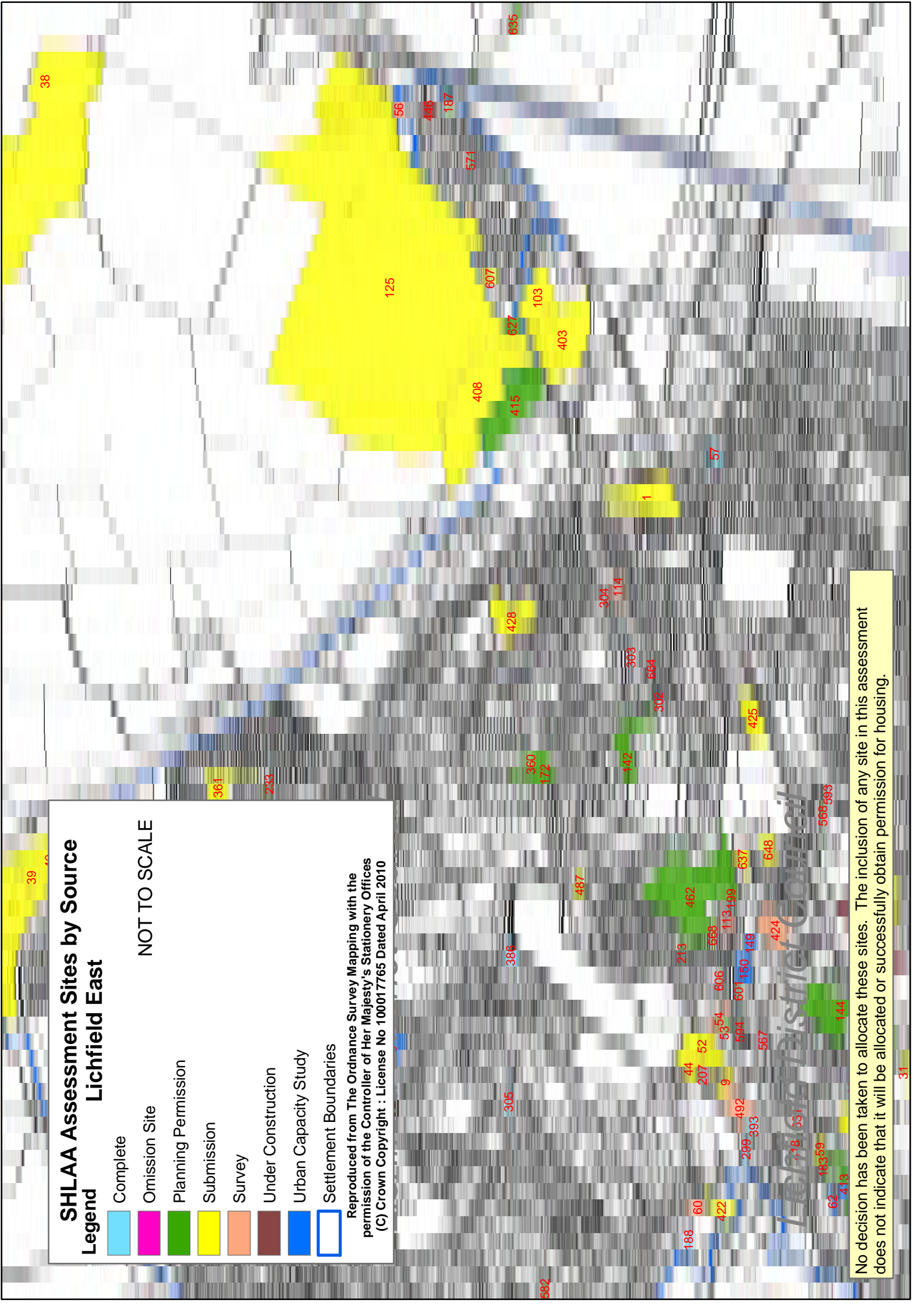
Lichfield District Council

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

SHLAA Assessment Sites by Source Lichfield East

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

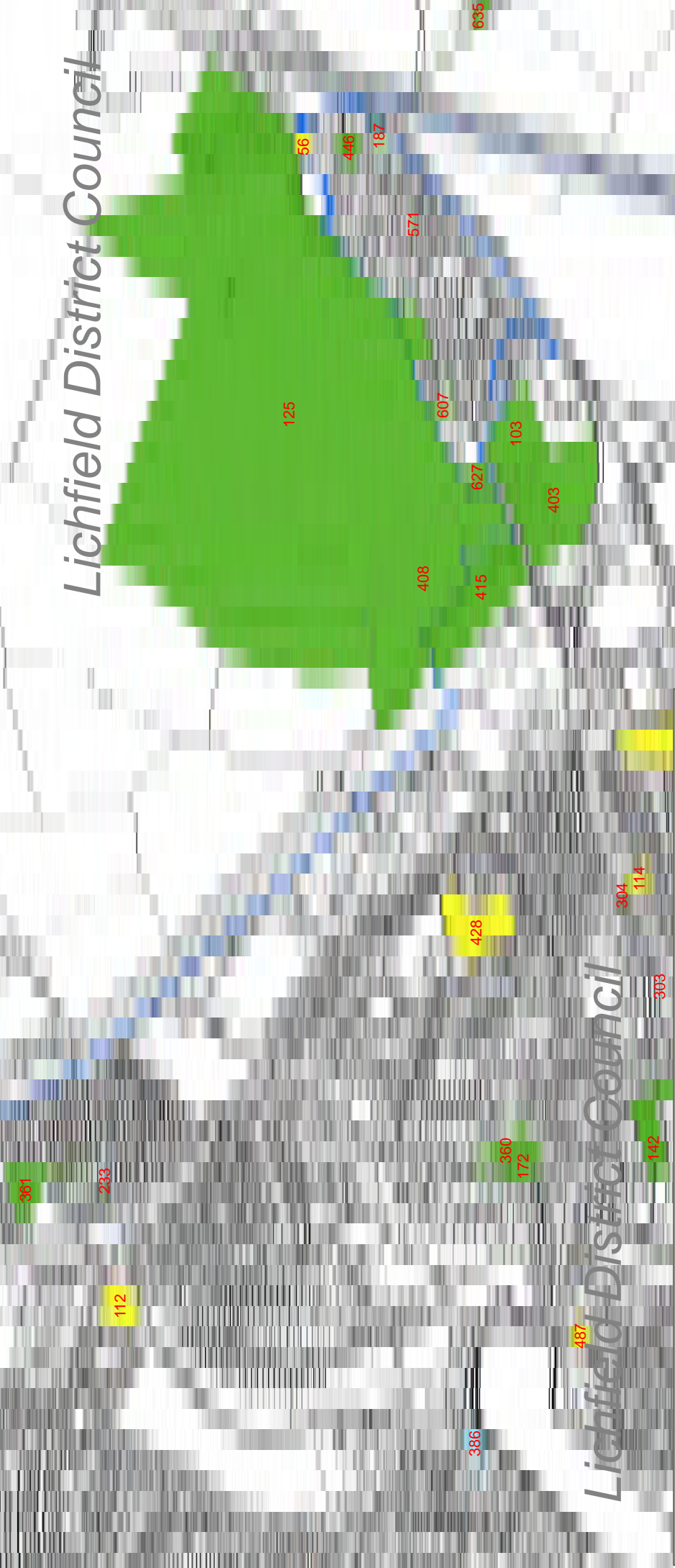
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

SHLAA Assessment Sites by Deliverability Lichfield East

- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council



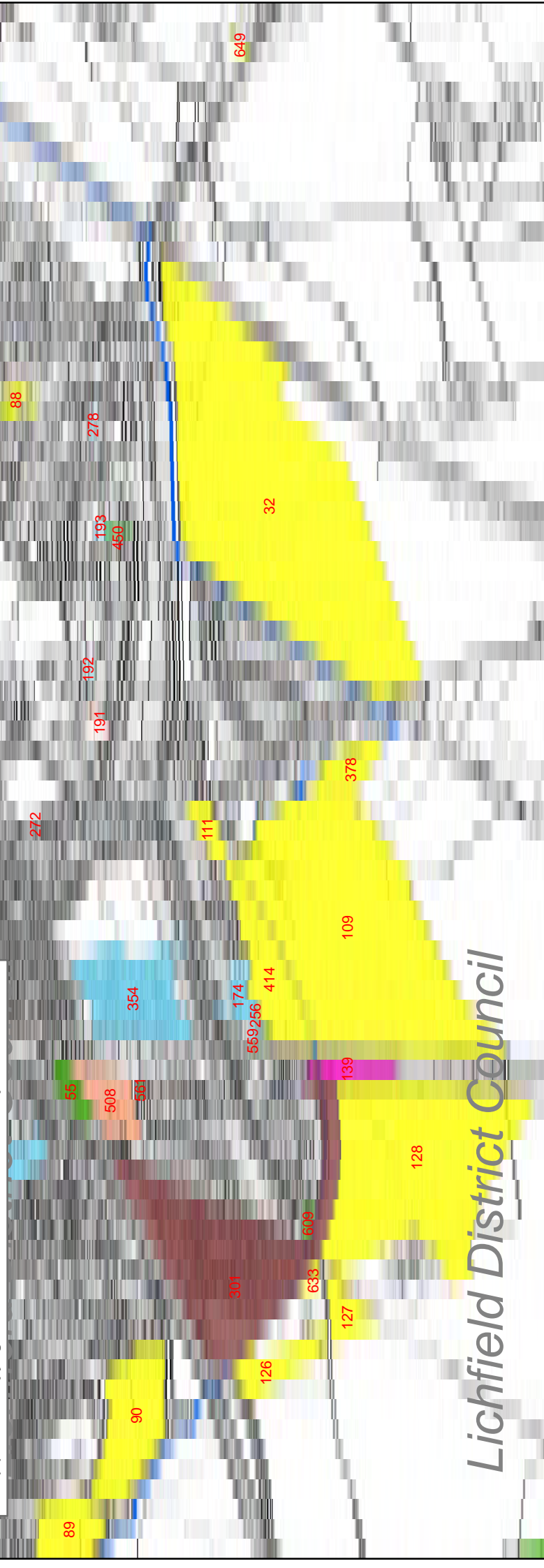
Lichfield District Council

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

SHLAA Assessment Sites by Source Lichfield South

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE**

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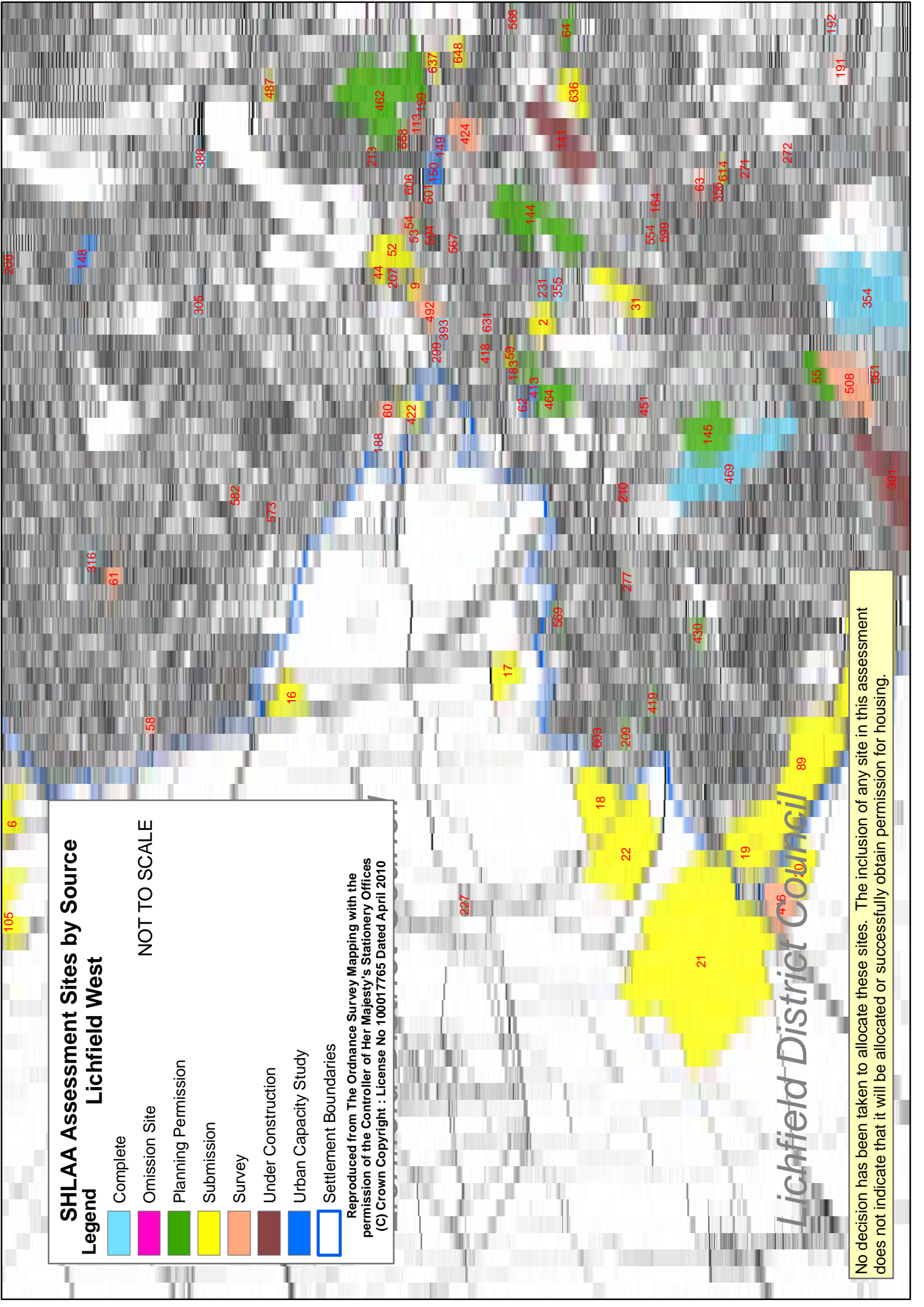
Lichfield District Council

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

SHLAA Assessment Sites by Source Lichfield West

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

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

SHLAA Assessment Sites by Deliverability

Lichfield West

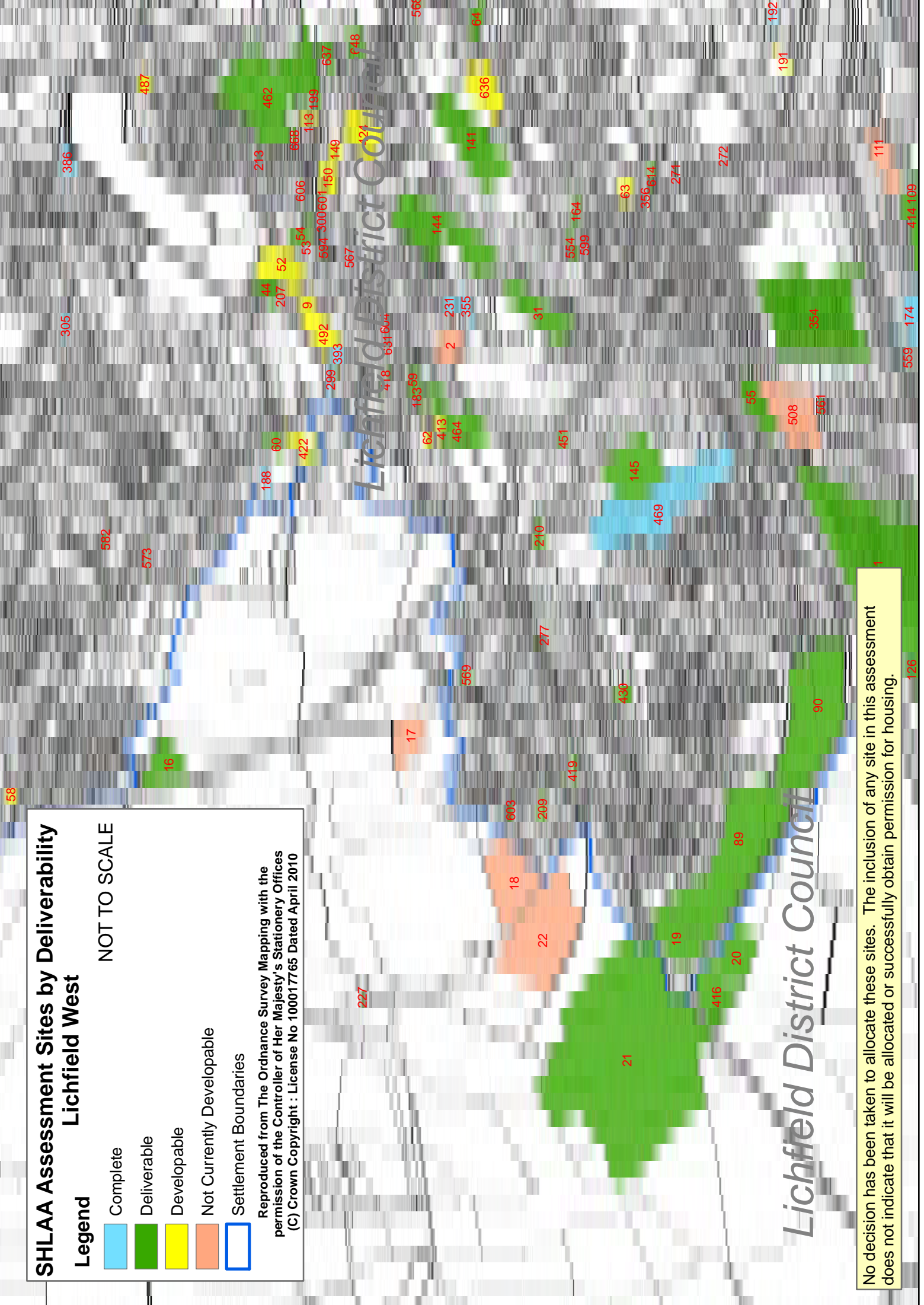
- Legend**
- Complete
 - Deliverable
 - Developable
 - Not Currently Developable
 - Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

Lichfield District Council



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

Lichfield

ID	Location	Source	Planning Application No.	Yield	Deliverability
31	Chesterfield Road	Under Construction	06/00764/FUL	49	Deliverable
41	City Wharf	Under Construction	06/00308/REM	62	Deliverable
53	Greenhough Road, land adj 10	Under Construction	08/01014/FUL	1	Deliverable
63	Leomansley View, 21	Under Construction	09/00357/FUL	1	Deliverable
64	Cherry Orchard, land off	Under Construction	06/00931/FUL	9	Deliverable
46	Burton Old Road, Laburnum House	Under Construction	07/00867/COU	1	Deliverable
48	Friary Avenue, 2	Under Construction	07/00937/FUL	1	Deliverable
27	Dam Street, 24	Planning Permission Full	03/01449/COU	1	Deliverable
29	Christ Church Lane, land at Easter Hill	Planning Permission Full	07/00542/FUL	1	Deliverable
27	Walsall Road, 67	Planning Permission Full	06/01024/COU	1	Deliverable
40	Walsall Road, Blair House	Planning Permission Full	06/00592/FUL	2	Deliverable
49	Christ Church Lane, 95	Planning Permission Full	07/01226/FUL	1	Deliverable
48	Friary Avenue, 2	Planning Permission Full	07/00937/FUL	1	Deliverable
57	Bore Street, The Bengal	Planning Permission Full	08/00800/FUL	1	Deliverable
58	Cherry Orchard, land adj 2	Planning Permission Full	08/00240/FUL	1	Deliverable
59	Christ Church Lane, 27	Planning Permission Full	08/00924/FUL	1	Deliverable
51	Dyott Close, land rear of 1	Planning Permission Full	08/01148/FUL	1	Deliverable
52	Netherbeacon, land rear 1	Planning Permission Full	08/00083/FUL	1	Deliverable
59	Upper St John Street, 76	Planning Permission Full	08/01083/FUL	1	Deliverable
61	Tamworth Street, 38	Planning Permission Full	09/00574/FUL	1	Deliverable
87	Ash Tree Lane, 12	Planning Permission Full	04/00610/FUL	2	Deliverable
26	Curborough Road, 105	Planning Permission Full	06/00476/FUL	2	Deliverable
20	Friary Road, 2	Planning Permission Full	07/00587/COU	2	Deliverable
23	George Lane, 56	Planning Permission Full	06/00627/FUL	2	Deliverable
40	Borrowcop Lane, 65	Planning Permission Full	07/00924/FUL	2	Deliverable
64	Bird Street, 6a	Planning Permission Full	09/00339/FUL	2	Deliverable
66	Lombard Street, 10	Planning Permission Full	09/00486/FUL	2	Deliverable
69	Fosseway, land at Fosseway Cottage	Planning Permission Full	09/00172/FUL	2	Deliverable
53	Tamworth Street, 19a	Planning Permission Full	08/01284/FUL	3	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
12	Rocklands House (Gatehouse Nursery)	Planning Permission Full	06/00824/OUT	3	Deliverable
54	Tamworth Street, 1,3,5	Planning Permission Full	08/00498/FUL	3	Deliverable
30	Brownsfield Road, 2a	Planning Permission Full	07/00171/OUT	4	Deliverable
48	Beaconsfield House, Sandford Street	Planning Permission Full	08/00164/FULM	13	Deliverable
42	Church Street, Tesco Store	Planning Permission Full	07/00369/FULM	22	Deliverable
14	Birmingham Road, Redevelopment Area	Planning Permission Full	06/00555/FULM	56	Deliverable
44	The Friary, The Friary Car Park	Planning Permission Full	08/00119/FULM	85	Deliverable
22	Upper St John Street, 217	Planning Permission Full (has now come forward for another use)	05/00044/FUL	2	Not Currently Developable
18	Sandford Street, adj 31a	Planning Permission Full S106	05/01257/FULM	14	Developable
55	Birmingham Road, Malthouse	Planning Permission Full S106	08/00589/FULM	41	Deliverable
59	Shortbutts Lane, 75	Planning Permission Outline	08/01177/FUL	1	Deliverable
53	Wyrley Close, land corner of	Planning Permission Outline	08/00500/FUL	1	Deliverable
12	St. Michaels Hospital	Planning Permission Outline	02/00625/OUT	40	Deliverable
45	Trent Valley Buffer Depot	Planning Permission Outline	00/00778/OUT	75	Deliverable
15	Victoria Hospital	Planning Permission Outline	02/00655/OUT	61	Deliverable
67	Burton Road, 25	Planning Permission Outline	09/00986/OUT	1	Deliverable
65	Ash Tree Lane, Hill Farm	Planning Permission Full	09/01002/COU	1	Deliverable
64	Trent Valley Road, 53	Planning Permission Full	10/00151/FUL	1	Deliverable

Table B.128

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	
<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 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>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: 16	Settlement: Lichfield	Location: Shingle Cottage, south of	Ward: Leomansley
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.		Proposed Yield: 19	Current Deliverability: Deliverable

Table B.129

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
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Recreation Zone. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		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: 24	Current Deliverability: Deliverable

Table B.130

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
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. 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. Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		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: 22	Current Deliverability: Deliverable

Table B.131

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	
<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 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 BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>				<p>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: 334		Current Deliverability: Deliverable	

Table B.132

ID: 31		Settlement: Lichfield		Location: Birmingham Road, land adj to St John's Hospital		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	
<p>Suitability Notes: Within a sustainable settlement.</p> <p>Redevelopment would see loss of courts contrary to PPG17. Replacement facilities of similar or improved quality would need to be constructed first.</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.</p>				<p>Availability Notes: Pre-app discussions have taken place and indicate relocation of courts could take place and building started within 5 years.</p>		<p>Achievability Notes: No known constraints</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 37		Current Deliverability: Deliverable	

Table B.133

ID: 32		Settlement: Lichfield		Location: Cricket Lane		Ward: St Johns	
Site Area (ha): 25.36	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph): 50			
Yield Note: part of larger submitted development, yield included on site 109.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 32	Settlement: Lichfield	Location: Cricket Lane	Ward: St Johns
<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 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>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.</p>	Availability Notes: No known constraints		Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.
	When is site likely to come forward?: 0 - 5 years		
	Proposed Yield:		Current Deliverability: Deliverable

Table B.134

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.</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>Achievability Notes: SFRA is likely to be required, but if conversion of existing building unlikely to impact.</p>
When is site likely to come forward?: 11 - 15 years				
Proposed Yield: 12			Current Deliverability: Deliverable	

Table B.135

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	Density Rate (dph):
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>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>

ID: 59	Settlement: Lichfield	Location: Sandford Street, 29	Ward: Leomansley
Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 10	Current Deliverability: Deliverable

Table B.136

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
Density Rate (dph):			
Yield Note: Yield based on pre app schemes			
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. Listed Building and Conservation Area, likely that conversion is required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Water tunnel lies underneath car park.		Availability Notes: Owner considering options.	Achievability Notes: Sensitive conversion of LB required.
		When is site likely to come forward?: -	
		Proposed Yield: 19	Current Deliverability: Deliverable

Table B.137

ID: 64	Settlement: Lichfield	Location: Cherry Orchard, 41	Ward: St. Johns
Site Area (ha): 0.25	Source: Survey	Proposal: Mixed	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: outline application for 14 but further to discussions with agent expect application to be revised for 10 address highway and amenity issues.			
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. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.		Availability Notes: Although occupied by nursery, outline application to retain nursery and build in grounds.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 10	Current Deliverability: Deliverable

Table B.138

ID: 88	Settlement: Lichfield	Location: Quarry Hill Lane and Gorse Lane	Ward: Leomansley
Site Area (ha): 0.43	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.43
Density Rate (dph): 30			
Yield Note: 30dph@80% reflect existing character and grain of settlement.			

ID: 88		Settlement: Lichfield		Location: Quarry Hill Lane and Gorse Lane		Ward: Leomansley	
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. 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 in two ownerships but both confirmed willingness to develop.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 10		Current Deliverability: Deliverable	

Table B.139

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	Density Rate (dph): 40			
Yield Note: landowner has suggested up to 100 units on sites 89 and 90							
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. Recreation Zone. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.				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: 40		Current Deliverability: Deliverable	

Table B.140

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	Density Rate (dph): 40			
Yield Note: landowner has suggested up to 100 units on sites 89 and 90							
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. Recreation Zone. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for 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: 90	Settlement: Lichfield	Location: Walsall Road, Hallam Park	Ward: Leomansley
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		Proposed Yield: 60	Current Deliverability: Deliverable

Table B.141

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>Recreation Zone. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>		<p>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?: 0 - 5 years</p>	<p>Achievability Notes: Unknown how measures to mitigate highway impact may affect viability but unlikely to have significant impact.</p>
		Proposed Yield: 38	Current Deliverability: Deliverable

Table B.142

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 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 2/3 agricultural land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on 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>When is site likely to come forward?: 0 - 5 years</p>	<p>Achievability Notes: No known constraints</p>
		Proposed Yield: 39	Current Deliverability: Deliverable

Table B.143

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):	Density Rate (dph):
Yield Note:				
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. Part 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. Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.		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 proposing mix of uses. Agent confirms development at this scale is achievable.
When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 1650	Current Deliverability: Deliverable

Table B.144

ID: 125	Settlement: Lichfield	Location: Burton Road, Streethay House Farm		Ward: Whittington
Site Area (ha): 38.46	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Density rate put forward by agent with scheme. Yield includes site 408.				
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. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. SCC highlight negative impact on local network requiring investment in mitigation measures. Playground was former landfill site. Loss of Grade 2 agricultural land may need justification. 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 believes viability of scheme will not be affected by the need to mitigate highway impacts, further work may be required to demonstrate.
When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 850	Current Deliverability: Deliverable

Table B.145

ID: 126	Settlement: Lichfield	Location: Dean Slade Lane, land at		Ward: St Johns
Site Area (ha): 1.52	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Part of larger submitted development, yield included on site 109				

ID: 126		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns			
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 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 BEA and contributions to these projects 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: Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.</p>			
				When is site likely to come forward?: 0 - 5 years					
				<p>Proposed Yield: yield included on site 109</p>				<p>Current Deliverability: Deliverable</p>	

Table B.146

ID: 127		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns			
Site Area (ha): 0.94		Source: Submission		Proposal: Mixed		Size of Proposed Residential (ha):			
Yield Note: Part of larger submitted development, yield included on site 109									
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 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>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects 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: Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.</p>			
				When is site likely to come forward?: 0 - 5 years					
				<p>Proposed Yield: yield included on site 109</p>				<p>Current Deliverability: Deliverable</p>	

Table B.147

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):	
Yield Note: Part of larger submitted development, yield included on site 109							
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.</p>		<p>Achievability Notes: Part of larger site</p>	

ID: 128	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
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.			proposed mix of uses. Agent confirms development at this scale is achievable.
Landfill site within 50m, further investigation may be required.			When is site likely to come forward?: 0 - 5 years
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required.		Proposed Yield: yield included on site 109	Current Deliverability: Deliverable

Table B.148

ID: 139	Settlement: Lichfield	Location: Birmingham Road	Ward: St Johns
Site Area (ha): 0.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: likely to come forward as part of wider development, under site 109			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Adjacent to a sustainable settlement of Lichfield. Proposed wider development considered to assist in providing 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
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.			When is site likely to come forward?: 0 - 5 years
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required.		Proposed Yield: yield included on site 109	Current Deliverability: Deliverable

Table B.149

ID: 361	Settlement: Lichfield	Location: Netherstowe House	Ward:
Site Area (ha): 0.59	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.59
Yield Note: yield based on proposal for apartments			
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. Close proximity to Listed Building so may need careful design to protect the character and setting.		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: 10	Current Deliverability: Deliverable

Table B.150

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	
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. Part 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. Access off Knowle Lane as proposed is unlikely to be acceptable without significant upgrade. Loss of Grade 2 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 access would impact on viability. However, more likely to come forward as part of wider adjacent site and access would not be improved.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 58		Current Deliverability: Deliverable	

Table B.151

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	Density Rate (dph): 30			
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. 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. Loss of Grade 3 agricultural land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI & BAS are within 1km and the impact on them 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.152

ID: 403		Settlement: Lichfield		Location: Trent Valley Road, storage road		Ward: Whittington	
Site Area (ha): 2.4	Source: Submission	Proposal: Residential/Mixed/Parking	Size of Proposed Residential (ha): 2.4	Density Rate (dph): 50			

ID: 403	Settlement: Lichfield	Location: Trent Valley Road, storage road		Ward: Whittington
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
<p>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.</p> <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>SCC highlight negative impact on local road network.</p> <p>Loss of Grade 2 agricultural land may need justification. 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 highways would impact on development but given location, a higher yield may be achievable.</p>
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 72		Current Deliverability: Deliverable

Table B.153

ID: 408	Settlement: Lichfield	Location: Trent Valley Road, East of Train depot		Ward: Whittington
Site Area (ha): 4.13	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: yield for this site included in site 125, likely to only come forward as part of other sites, particularly in terms of providing access.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species.</p>		<p>Availability Notes: No known constraints. Site could also come forward with site 42.</p>		<p>Achievability Notes: Site likely to come forward as part of adjacent development and enable access to those other sites. Agent confirms that highway mitigation of those sites will not affect viability.</p>
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: yield included in site 125		Current Deliverability: Deliverable

Table B.154

ID: 414	Settlement: Lichfield	Location: Shortbutts Lane, south of		Ward: St Johns
Site Area (ha): 3.06	Source: Submission	Proposal:	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: part of a larger submitted development, yield included on site 109				

ID: 414		Settlement: Lichfield		Location: Shortbutts Lane, south of		Ward: St Johns	
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. Proposed mix will assist sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification.</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>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: yield included on site 109		Current Deliverability: Deliverable	

Table B.155

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	
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 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 BEA and contributions to this project may be required. Site has potential for protected species.</p>				<p>Availability Notes: Known interest and desire to develop.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 37		Current Deliverability: Deliverable	

Table B.156

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	
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>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: 434	Settlement: Lichfield	Location: Grange Lane, land west of	Ward: Chadsmead
<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 3 agricultural land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these may need further investigation.</p>			
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 20	Current Deliverability: Deliverable

Table B.157

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
Yield Note: yield proposed by agent at approx 93dph. Accommodation in the form of apartments			
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 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 3 agricultural land may need justification. Site falls within BEA & FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these 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 - 5 years	
		Proposed Yield: 41	Current Deliverability: Deliverable

Table B.158

ID: 607	Settlement: Lichfield	Location: Burton Road, 45	Ward: Chadsmead
Site Area (ha): 0.44	Source: Submission	Proposal: Affordable housing	Size of Proposed Residential (ha): 0.44
Yield Note: 6 new dwellings with existing to be demolished. Net gain of 5 dwellings			
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. Loss of Grade 3 agricultural land may need justification. Site may have 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	

ID: 607	Settlement: Lichfield	Location: Burton Road, 45	Ward: Chadsmead
		Proposed Yield: 5	Current Deliverability: Deliverable

Table B.159

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.		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.160

ID: 633	Settlement: Lichfield	Location: Land South of Fosseyway	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. 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. Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects 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: 5	Current Deliverability: Deliverable

Table B.161

ID: 637	Settlement: Lichfield	Location: St Michaels School	Ward: Boley Park
Site Area (ha):	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: yield based on suggestion by developer			

ID: 637	Settlement: Lichfield	Location: St Michaels School	Ward: Boley Park
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.		Availability Notes: Site is 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: 11	Current Deliverability: Deliverable

Table B.162

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
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 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>Within the FOM and BEA and contributions to these projects may be required. An SBI and BAS are within 1km and the impact upon these may need further investigation.</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: 48	Current Deliverability: Deliverable

Table B.163

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
Yield Note: yield based on indicative 40dph at 100%			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</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: 648	Settlement: Lichfield	Location: St. Michaels School detached playing fields		Ward: Chadsmead
			Proposed Yield: 9	Current Deliverability: Deliverable

Table B.164

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.		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.165

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. Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development.		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		
		Proposed Yield: 55	Current Deliverability: Developable	

Table B.166

ID: 6	Settlement: Lichfield	Location: Nearfield House		Ward: Chadsmead
Site Area (ha): 2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph): 40

ID: 6	Settlement: Lichfield	Location: Nearfield House	Ward: Chadsmead
Yield Note: Yield based on conversion of existing property			
Currently Suitable? Yes	Currently Available? No		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 RSS, Structure Plan and 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.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>	Availability Notes: Landowner advises likely to become available after 5 years.		Achievability Notes: Scope to convert to housing.
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 6		Current Deliverability: Developable

Table B.167

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
<p>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/</p>	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?: 11 - 15 years		
	Proposed Yield: 15		Current Deliverability: Developable

Table B.168

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):
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

ID: 52		Settlement: Lichfield	Location: Quonians Lane, The Works	Ward: Stowe
<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.</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>
		<p>When is site likely to come forward?: 11 - 15 years</p>		
		<p>Proposed Yield: 47</p>		<p>Current Deliverability: Developable</p>

Table B.169

ID: 54		Settlement: Lichfield	Location: Tamworth Street, Kwik Save	Ward: Stowe
<p>Site Area (ha): 0.16</p>	<p>Source: Survey</p>	<p>Proposal: Mixed</p>	<p>Size of Proposed Residential (ha):</p>	<p>Density Rate (dph):</p>
<p>Yield Note: yield proposed by agent on upper floors</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 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.</p>		<p>Availability Notes: Premises vacant. Site being marketed for non residential uses.</p>		<p>Achievability Notes: No known constraints</p>
		<p>When is site likely to come forward?: 11 - 15 years</p>		
		<p>Proposed Yield: 15</p>		<p>Current Deliverability: Developable</p>

Table B.170

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.</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?: 11 - 15 years</p>		
		<p>Proposed Yield: 4</p>		<p>Current Deliverability: Developable</p>

Table B.171

ID: 58	Settlement: Lichfield	Location: Stafford Road, Garage 5		Ward: Leomansley
Site Area (ha): 0.08	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): 50
Yield Note: 40dph to reflect existing character and grain of nearby 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 has potential for protected species.		Availability Notes: Has come forward as an alternative use at present.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 4		Current Deliverability: Developable

Table B.172

ID: 61	Settlement: Lichfield	Location: Grange Lane, The Windmill (PH)		Ward: Leomansley
Site Area (ha): 0.31	Source: Survey	Proposal: Mixed	Size of Proposed Residential (ha): 0.31	Density Rate (dph): 40
Yield Note: 40dph to reflect existing character and grain of nearby 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 has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.		Availability Notes: No indication if site will come forward.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 12		Current Deliverability: Developable

Table B.173

ID: 62	Settlement: Lichfield	Location: Queen Street, Depot		Ward: Leomansley
Site Area (ha): 0.07	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.07	Density Rate (dph): 100
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.		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?: 11 - 15 years		
		Proposed Yield: 7		Current Deliverability: Developable

Table B.174

ID: 63	Settlement: Lichfield	Location: Upper St John Street, The Greyhound (PH)		Ward: St Johns
Site Area (ha): 0.15	Source: Survey	Proposal: Mixed	Size of Proposed Residential (ha): 0.15	Density Rate (dph): 40
Yield Note: Withdrawn application for 12, likely to be achievable with appropriate design.				
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.		Availability Notes: Currently occupied as pub and no indication when site may come forward.		Achievability Notes: Substantial earthworks are required to allow development at rear but not considered to affect viability of scheme.
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 12		Current Deliverability: Developable

Table B.175

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	Density Rate (dph): 40
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.		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?: 11 - 15 years		
		Proposed Yield: 8		Current Deliverability: Developable

Table B.176

ID: 113	Settlement: Lichfield	Location: Duke of York PH		Ward: Stowe
Site Area (ha): 0.1	Source: Survey	Proposal:	Size of Proposed Residential (ha):	Density Rate (dph):
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.		Availability Notes: Site is unoccupied but marketed for sale as PH. No indication of owners looking to redevelop.		Achievability Notes: Listed building may affect achievability.

ID: 113	Settlement: Lichfield	Location: Duke of York PH	Ward: Stowe
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 10	Current Deliverability: Developable

Table B.177

ID: 114	Settlement: Lichfield	Location: Trent Valley Road, Care Home	Ward: Stowe
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13
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.		Availability Notes: No known interest.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 10	Current Deliverability: Developable

Table B.178

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
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.		Availability Notes: No known interest.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 6	Current Deliverability: Developable

Table B.179

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
Yield Note: 50dph used to reflect city centre mixed use scheme retaining car parking.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes

ID: 150	Settlement: Lichfield	Location: Tamworth Street, Redcourt Car Park	Ward: Stowe
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.		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?: 11 - 15 years	
		Proposed Yield: 13	Current Deliverability: Developable

Table B.180

ID: 191	Settlement: Lichfield	Location: Borrowcop Lane, 25	Ward: St Johns
Site Area (ha): 0.09	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: planning permission 05/00348/FUL 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.		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.181

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
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.		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.182

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.		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.183

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
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. 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.		Availability Notes: No indication that the site will come forward in the short term but interest has been shown in the longer term.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 10	Current Deliverability: Developable	

Table B.184

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
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Office use may be appropriate. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Availability Notes: Currently occupied by different businesses, may take time to relocate.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 11 - 15 years		

ID: 424	Settlement: Lichfield	Location: Birmingham Road, Guardian House		Ward: Stowe
			Proposed Yield: 27	Current Deliverability: Developable

Table B.185

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
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.		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: 19		Current Deliverability: Developable

Table B.186

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.		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: 31		Current Deliverability: Developable

Table B.187

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

ID: 487	Settlement: Lichfield	Location: Stowe Street, land east	Ward: Stowe
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.	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.188

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):
Yield Note: yield based on a mix of uses			
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 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.	Availability Notes: Long term vision to redevelop.		Achievability Notes: Viability work shown development achievable.
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 25		Current Deliverability: Developable

Table B.189

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):
Yield Note: yield based on 80% at 40dph			
Currently Suitable? Yes		Currently Available? No indication that site will come forward in the short term - SCC to confirm.	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.	Availability Notes: Long term vision to redevelop.		Achievability Notes: No known constraints
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 24		Current Deliverability: Developable

Table B.190

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
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.		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 Currently Developable	

Table B.191

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
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 RSS, Structure Plan and Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Access to site is constrained and would need improving. Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. The site is within an SBI and unlikely to be suitable for development.		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?: -		
		Proposed Yield: 17	Current Deliverability: Not Currently Developable	

Table B.192

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

ID: 18	Settlement: Lichfield	Location: Land north of Leomansley View	Ward: Leomansley
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.			
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 RSS, Structure Plan and 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.</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>
When is site likely to come forward?: -			
		Proposed Yield: 40	Current Deliverability: Not Currently Developable

Table B.193

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
Yield Note: A dph rate of 40@ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield.			
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 RSS, Structure Plan and Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Suitable access to the site is required.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>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>
When is site likely to come forward?: -			
		Proposed Yield: 79	Current Deliverability: Not Currently Developable

Table B.194

ID: 39	Settlement: Lichfield	Location: Eastern Avenue, Integra Works (comprehensive)	Ward: Stowe
Site Area (ha): 7.24	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.02
Yield Note: A dph rate of 40@ 60%. Size of proposed residential is total site size minus the size of site 40			

ID: 39		Settlement: Lichfield		Location: Eastern Avenue, Integra Works (comprehensive)		Ward: Stowe	
Currently Suitable? No				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. However, loss of employment would impact on sustainability.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</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.</p>				<p>Availability Notes: Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: No known constraints.</p>	

Table B.195

ID: 40		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	
Yield Note: A dph rate of 40@ 60%.							
Currently Suitable? No				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. However, loss of employment would impact on sustainability.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</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.</p>				<p>Availability Notes: Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.</p> <p>When is site likely to come forward?: -</p>		<p>Achievability Notes: No known constraints.</p>	

Table B.196

ID: 110		Settlement: Lichfield		Location: Meadowbrook Road		Ward: Curborough	
Site Area (ha): 0.53		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.53	
Yield Note: A dph rate of 40@ 80% to reflect nature and character of settlement.							
Currently Suitable? No				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. However, loss of public open space.</p>				<p>Availability Notes: Owned by LDC, no indication that they wish to develop.</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 110	Settlement: Lichfield	Location: Meadowbrook Road	Ward: Curborough
Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Public Open Space is unacceptable.			
When is site likely to come forward?: -			
A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Proposed Yield: 17	Current Deliverability: Not Currently Developable

Table B.197

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.	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 Currently Developable	

Table B.198

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.	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?: -		
	Proposed Yield: 11	Current Deliverability: Not Currently Developable	

Table B.199

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		Density Rate (dph): 40	
Yield Note: A dph rate of 40 @ 60% on site, minus the Maltings									
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. However, loss of employment would impact on sustainability of settlement as a whole.</p> <p>Current employment. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Close to train line which has infrequent traffic - design could mitigate any noise issues.</p>					Availability Notes: No known interest.			Achievability Notes: Not known	
					When is site likely to come forward?: -				
					Proposed Yield: 55			Current Deliverability: Not Currently Developable	

Table B.200

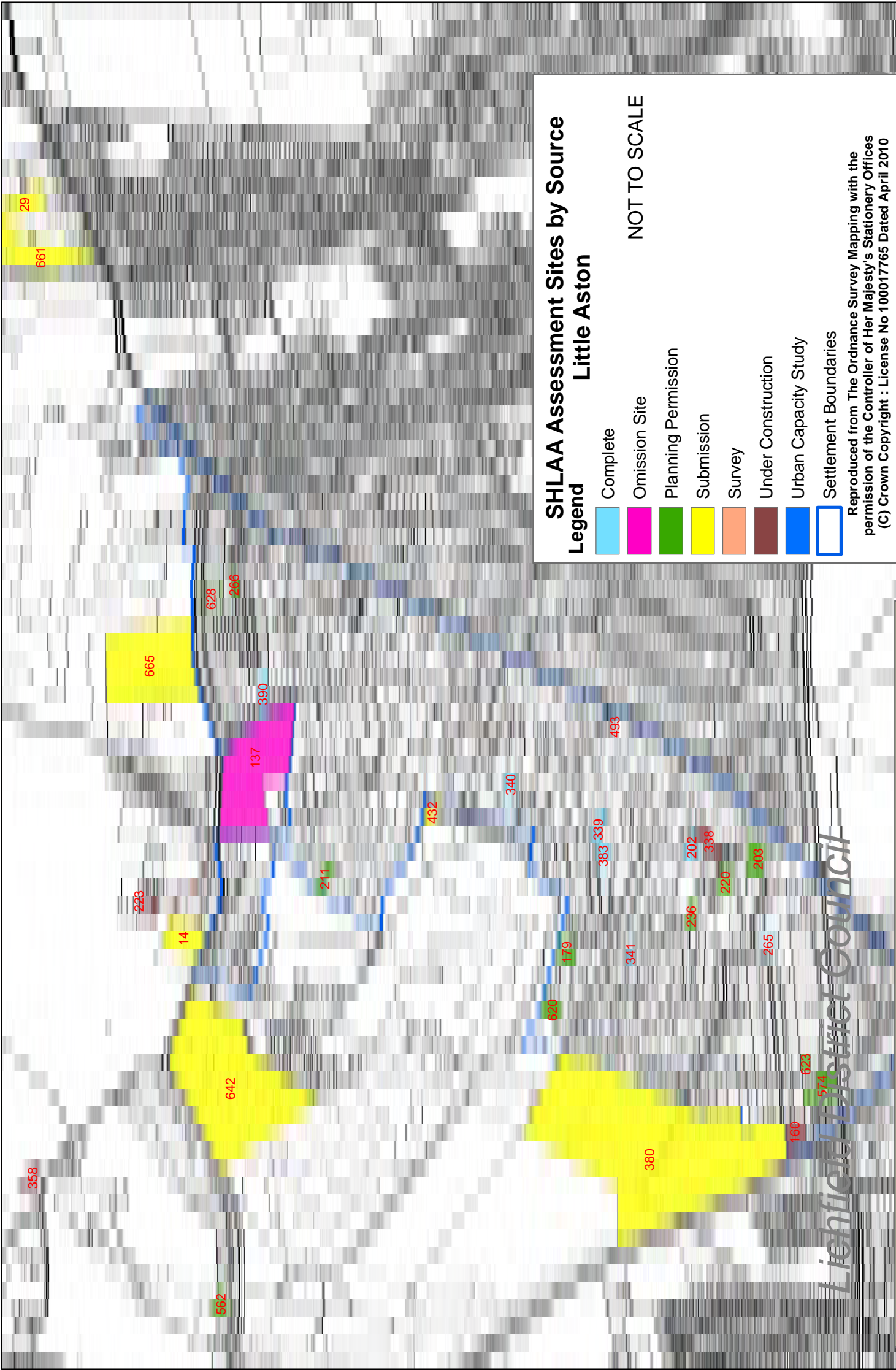
ID: 649		Settlement: Lichfield		Location: Tamworth Road, land at Hollybank		Ward: St Johns			
Site Area (ha): 0.09		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.09		Density Rate (dph): 30	
Yield Note: indicative at 30dph									
Currently Suitable? No					Currently 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 RSS, Structure Plan and Local Plan.</p>					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 Currently Developable	

Table B.201

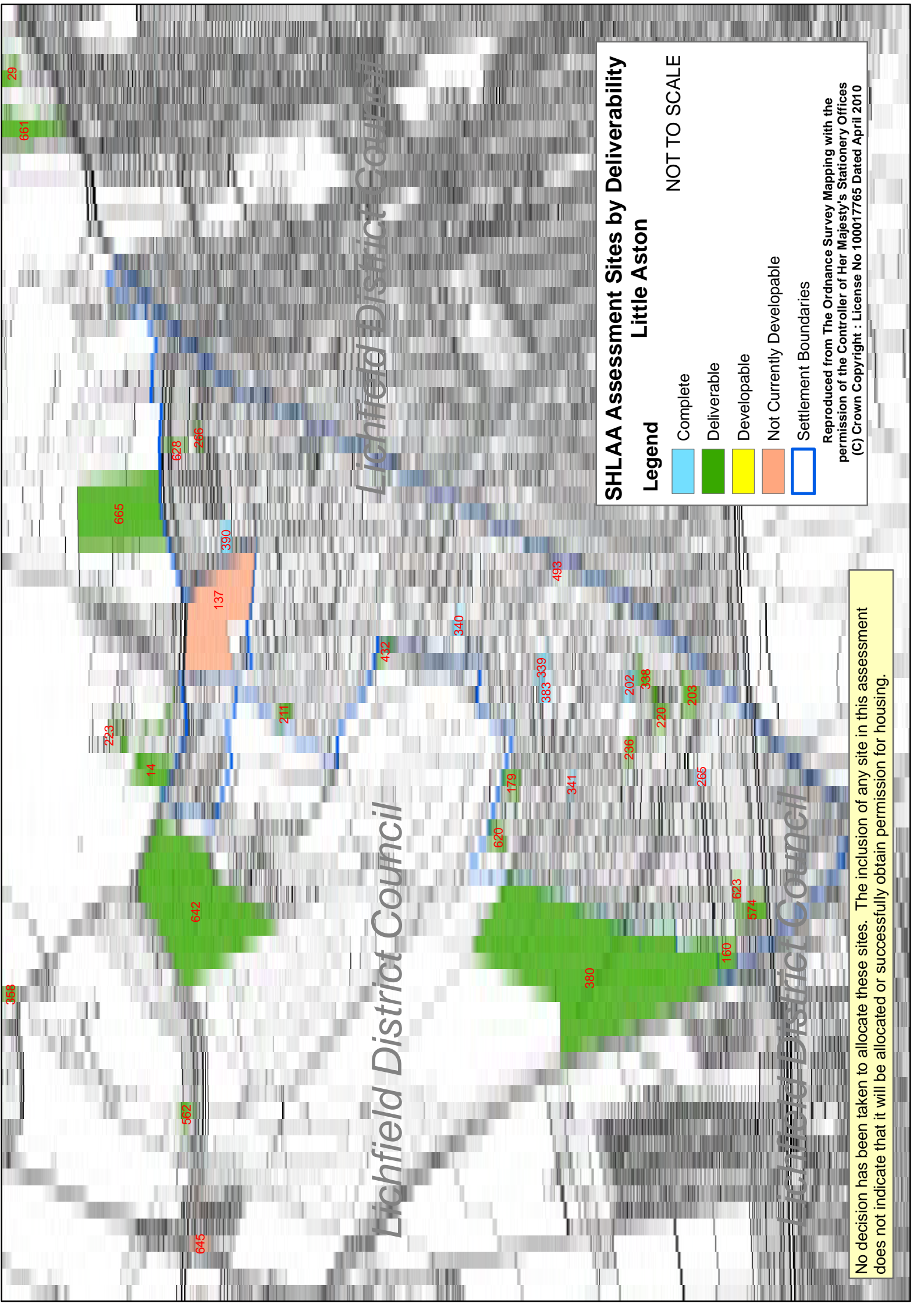
ID: 671		Settlement: Lichfield		Location: land east Stafford Road		Ward: Chadsmead			
Site Area (ha): 5.9		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 5.9		Density Rate (dph): 30	
Yield Note: indicative using 60% at 30dph									
Currently Suitable? No					Currently Available? Yes			Currently Achievable? No	

ID: 671	Settlement: Lichfield	Location: land east Stafford Road	Ward: Chadsmead
<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 RSS, Structure Plan and Local Plan.</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: 106</p>	<p>Current Deliverability: Not Currently Developable</p>

Table B.202



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



Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability Little Aston

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

NOT TO SCALE

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

ID	Location	Source	Planning Application No.	Yield	Deliverability
38	Roman Road, The Garth	Under Construction	03/00153/FUL	1	Deliverable
28	Forge Lane, Home Farm	Under Construction	03/00338/COU	4	Deliverable
10	Brockton House, land adj	Under Construction	05/00459 & 08/00521/FUL	4	Deliverable
28	Cornerways, land adjacent	Planning Permission Full	03/01391/FUL	1	Deliverable
21	Squirrel Walk, 16 Gablewood	Planning Permission Full	06/00304/FUL	1	Deliverable
20	Roman Road, High Beeches	Planning Permission Full	06/00240/FUL	1	Deliverable
26	Newick Road, 6a	Planning Permission Full	05/00432/FUL	1	Deliverable
26	The Grove, 14	Planning Permission Full	04/00860/FUL	1	Deliverable
19	Roman Park, The Thorns 5	Planning Permission Full	07/01155/FUL	2	Deliverable
51	Little Aston Park Road, 36	Planning Permission Full	08/00517/FUL	10	Deliverable
68	Little Aston Park Road, Mallory	Planning Permission Full	09/01013/FUL	1	Deliverable
68	Little Aston Lane, 47	Planning Permission Full	09/01081/FUL	2	Deliverable
60	Roman Lane, Melbourne House	Planning Permission Outline	09/00749/OUT	1	Deliverable

Table B.203

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	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 village boundary in a settlement considered to be sustainable in the RSS.</p> <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 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. A BAS is within 1km and the impact on it may need further investigation. Site 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: 20		Current Deliverability: Deliverable	

Table B.204

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	Density Rate (dph): 30			

ID: 380	Settlement: Little Aston	Location: South of the golf course	Ward: Little Aston
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: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSS, with close proximity to public transport, services and facilities.</p> <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 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: On the basis that appropriate access arrangements can be provided.</p>	
	When is site likely to come forward?: -		
	Proposed Yield: 315	Current Deliverability: Deliverable	

Table B.205

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: Within village boundary in a settlement considered to be sustainable in the RSS.</p> <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>Within Conservation Area. Site falls within BEA and contributions to this project 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: 5	Current Deliverability: Deliverable		

Table B.206

ID: 642	Settlement: Little Aston	Location: Land adj. Little Aston Hospital	Ward: Little Aston	
Site Area (ha): 9.1	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: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSS, with close proximity to public transport, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan.</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?: -			

ID: 642	Settlement: Little Aston	Location: Land adj. Little Aston Hospital	Ward: Little Aston
Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.		Proposed Yield: 164	Current Deliverability: Deliverable

Table B.207

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				
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 RSS, with close proximity to public transport, services and facilities. Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site falls within BEA and contributions to this project may be required. Site has potential 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?: -				
		Proposed Yield: 83		Current Deliverability: Deliverable

Table B.208

ID: 137	Settlement: Little Aston	Location: Walsall Road	Ward: Little Aston	
Site Area (ha): 4.42	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 4.42	Density Rate (dph): 30
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: Outside 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 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. 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.		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 against heritage features could be achieved.
When is site likely to come forward?: -				

ID: 137	Settlement: Little Aston	Location: Walsall Road	Ward: Little Aston
Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.		Proposed Yield: 80	Current Deliverability: Not Currently Developable

Table B.209

ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston
Site Area (ha): 0.22	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.22
Yield Note: 30dph@100% used to reflect nature and character of area			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Brownfield site, but lies outside of sustainable settlement boundary. Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Site falls within BEA and contributions to this project may be required.		Availability Notes: Site is currently vacant	Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.
		When is site likely to come forward?: -	
		Proposed Yield: 6	Current Deliverability: Not Currently Developable

Table B.210

SHLAA Assessment Sites by Source Longdon

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

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

670

166

375

481

Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability
Longdon
 NOT TO SCALE

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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670

166

375

481

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

ID	Location	Source	Planning Application No.	Yield	Deliverability
16	Brook End, 38 Forge Cottage	Planning Permission Full	08/00576/REM	1	Deliverable

Table B.211

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 RSS, Structure Plan and 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. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project 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 or SFRA would impact on viability.</p>	
When is site likely to come forward?: -							
				Proposed Yield: 150		Current Deliverability: Not Currently Developable	

Table B.212

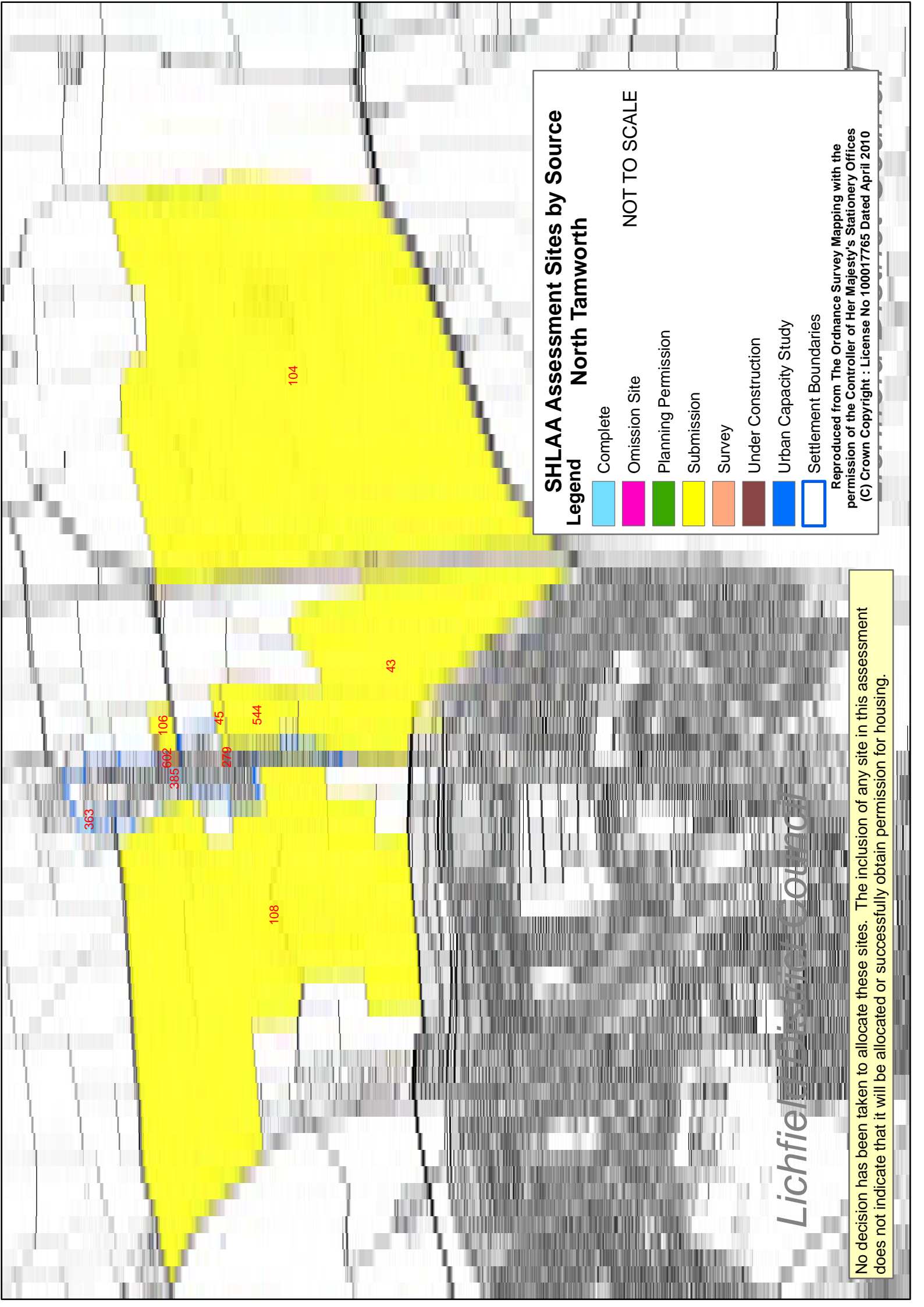
ID: 481		Settlement: Longdon		Location: Church Way, rear of		Ward: Longdon	
Site Area (ha): 5.51		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 5.51	
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? No				Currently 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 RSS, Structure Plan and 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
<p>Further investigation of Coal Subsidence area may be required.</p> <p>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 on them may need further investigation. Site project has potential for protected species.</p>		Proposed Yield: 99	Current Deliverability: Not Currently Developable

Table B.213

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
<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 RSS, Structure Plan and 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. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project 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: 93		Current Deliverability: Not Currently Developable

Table B.214



SHLAA Assessment Sites by Source
North Tamworth

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

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Lichfield District Council

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Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability North of Tamworth

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

NOT TO SCALE

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363

106

385

602

279

45

544

108

43

104

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

ID: 43		Settlement: North Tamworth		Location: Browns Lane		Ward: Mease and Tame	
Site Area (ha): 19.55		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 8.33	
Density Rate (dph): 30							
Yield Note: Yield proposed by application and does not include whole site. It is likely that if the site is developed it will be with adjacent sites.							
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. 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>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: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</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>	
				Proposed Yield: 250		Current Deliverability: Developable	

Table B.215

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.							
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. 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>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>	
				Proposed Yield: 1909		Current Deliverability: Developable	

Table B.216

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>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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>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 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>
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 550		Current Deliverability: Developable

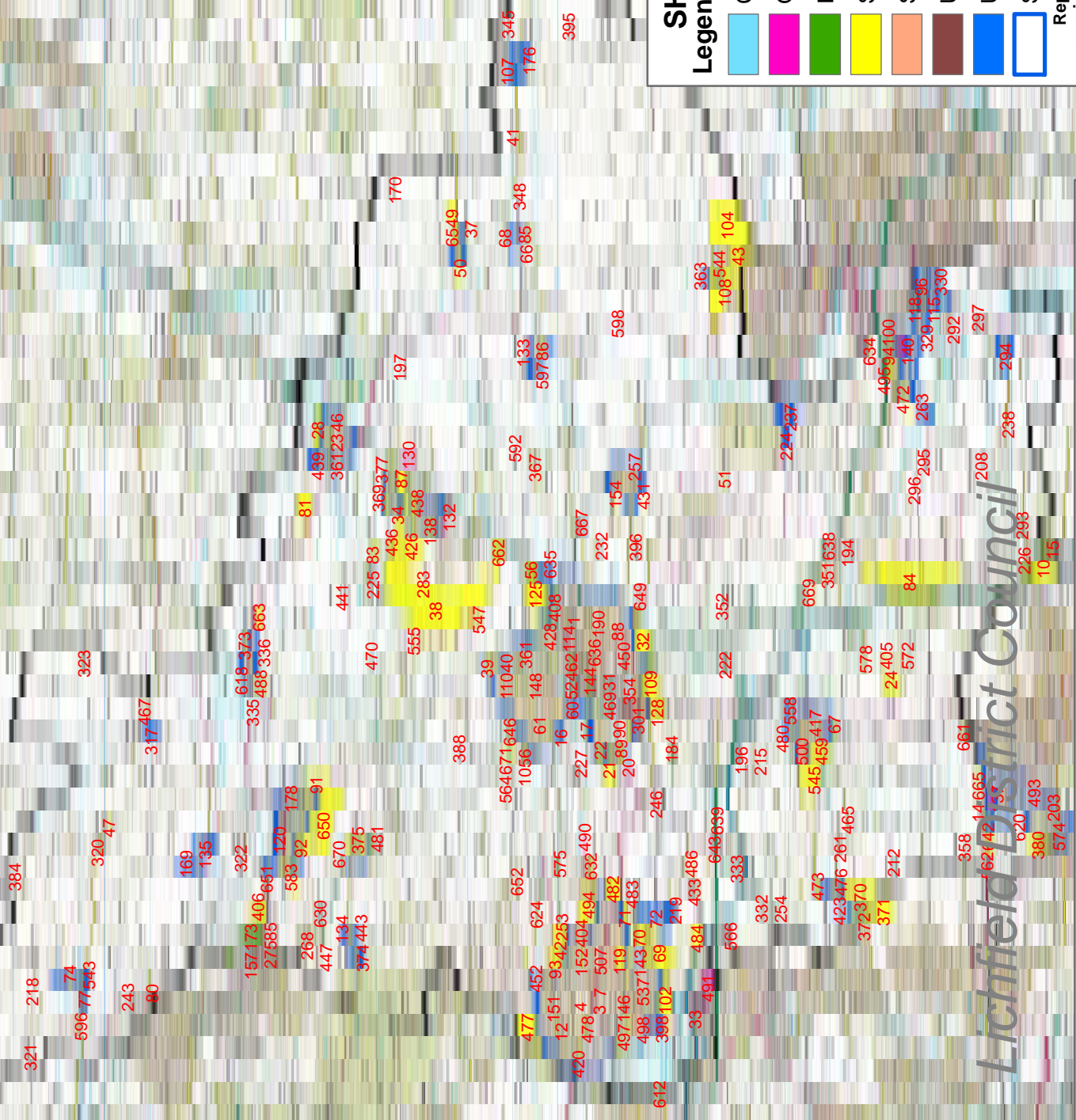
Table B.217

SHLAA Assessment Sites by Source

Legend

- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- District
- NOT TO SCALE

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Lichfield District Council

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Lichfield District Council

Lichfield District Council

Lichfield District Council

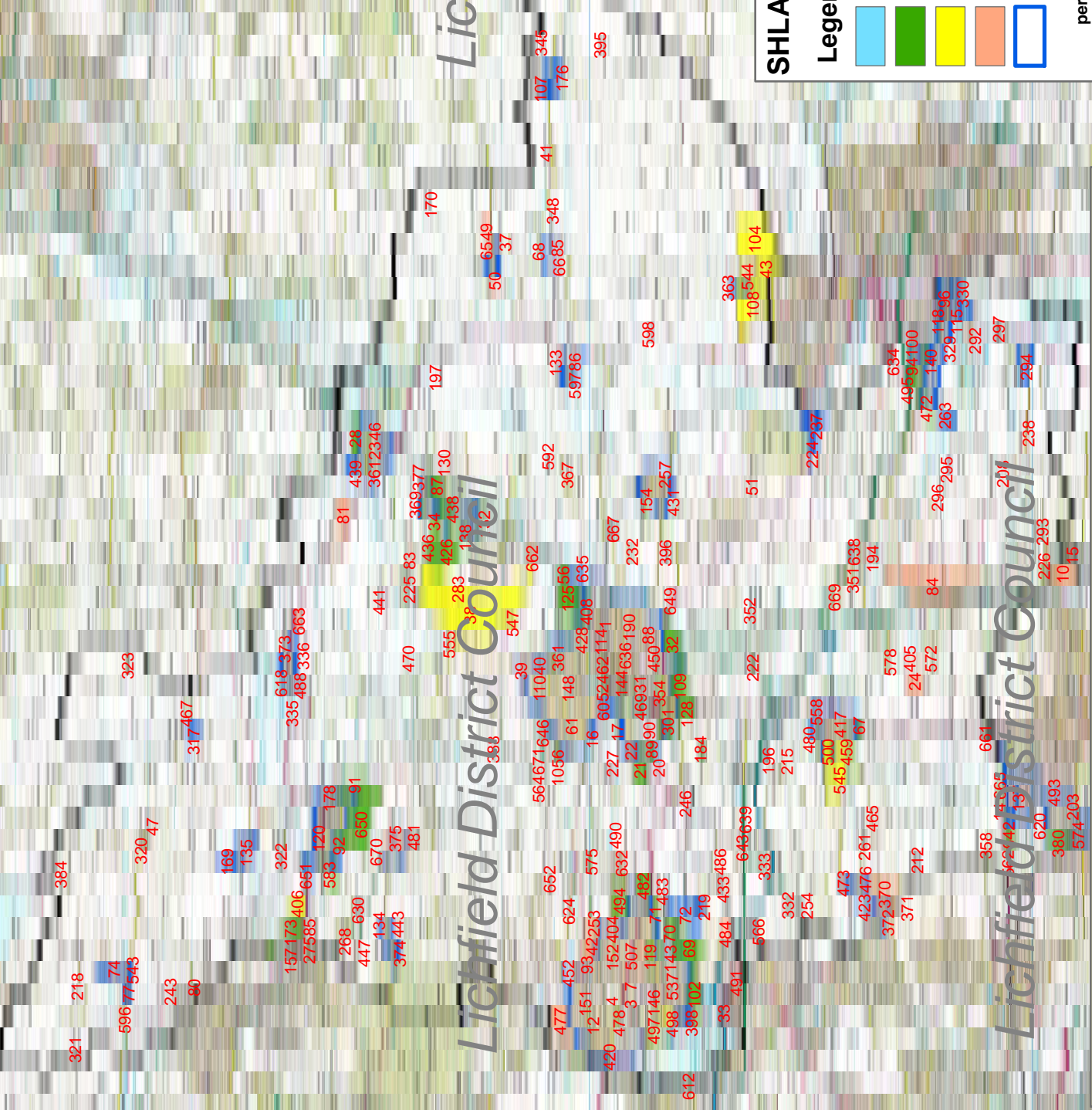
SHLAA Assessment Sites by Deliverability

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

NOT TO SCALE

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ID	Location	Source	Planning Application No.	Yield	Deliverability
25	Kingfisher Holiday Park, Fradley Junction	Under Construction	06/00346/FUL	1	Deliverable
28	Drayton Lane, Oak Dairy Farm	Under Construction	04/01167/COU	1	Deliverable
28	Parchfield House Farm, Colton	Under Construction	06/00012/COU	1	Deliverable
28	Brereton Hill, 50 (barn conversion)	Under Construction	06/00926/COU	1	Deliverable
28	Brereton Hill, 50	Under Construction	06/00925/COU	1	Deliverable
38	Acacia Grove Farm	Under Construction	00/00725/COU	1	Deliverable
31	St Marys College, Weeford	Under Construction	04/00384/COU	1	Deliverable
38	Grove Farm, Whittington	Under Construction	04/00204/FUL	1	Deliverable
32	Woodhouses Road, 74, Burntwood	Under Construction	07/00692/COU	1	Deliverable
46	Footherley Lane, Tumbledown Cottage	Under Construction	07/01185/FUL	1	Deliverable
57	Curborough House Farm, Netherstowe	Under Construction	08/00667/COU	1	Deliverable
55	Wood End Lane, Wood End Farm	Under Construction	08/00683/COU	1	Deliverable
16	Chesterfield Farm, Shenstone	Under Construction	03/00185/COU	2	Deliverable
28	Gorse Farm, Fradley	Under Construction	04/01230/COU	2	Deliverable
38	Rough Park, Fawley Farm	Under Construction	03/01525/COU	2	Deliverable
37	Laurel Farm	Under Construction	04/00033/COU	2	Deliverable
38	Mill Dam House, Stonnall	Under Construction	04/00339/COU	2	Deliverable
37	Whittington Hurst, Hurst Farm	Under Construction	02/00530/COU	2	Deliverable
26	London Road, Lamb Farm	Under Construction	03/01117/FUL	7	Deliverable
26	Walsall Road, Pipehill House	Under Construction	07/01108/LBC	4	Deliverable
52	Stockford Lane, Williford Farm	Planning Permission Full	08/00914/COU	3	Deliverable
14	Aldershaw Hall Farm, Wall	Planning Permission Full	06/00648/COU	1	Deliverable
17	Chetwynd House, Croxall	Planning Permission Full	06/00950/COU	1	Deliverable
28	Drayton Lane End Farm	Under Construction	04/01206/COU	1	Deliverable
28	Hamley House Farm	Planning Permission Full	04/01313/COU	1	Deliverable
22	Hill Hall Barn, Lichfield	Planning Permission Full	05/00054/FUL	1	Deliverable
27	Walsall Road, Leomansley House	Planning Permission Full	02/01405/FUL	1	Deliverable
28	Batesway, The Old Croft, Rugeley	Planning Permission Full	04/01113/FUL	1	Deliverable
35	Campville House, Clifton Campville	Planning Permission Full	03/00768/COU	1	Deliverable
36	Ellfield House, Whittington Common	Planning Permission Full	07/00752/COU	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
52	Aldridge Road, 144, former Brooklands Nursery	Planning Permission Full	08/00785/FUL	1	Deliverable
54	Ashmore Brook Farm	Under Construction	08/00676/COU	1	Deliverable
56	Barracks Lane, Warren House Farm	Under Construction	09/00081/COU	1	Deliverable
52	Green Barns Farm, Little Hay	Planning Permission Full	08/00343/COU	4	Deliverable
55	Hobstone Lane, land off	Planning Permission Full	08/00551/REM	1	Deliverable
53	Little Hay Lane, Home Farm Buildings	Planning Permission Full	09/00005/COU	1	Deliverable
56	The Old Coach House, Bellamour Old Hall	Planning Permission Full	08/00818/COU	1	Deliverable
53	Upfields Farm, Elford	Planning Permission Full	08/01129/FUL	2	Deliverable
54	Bourne House, Weeford	Planning Permission Full	05/00939/FUL	4	Deliverable
21	Mill Lane, Stonnall House Farm	Planning Permission Full	07/00204/FUL	4	Deliverable
62	Church Lane, The Creamery Manor Farm	Planning Permission Full	09/01021/FUL	1	Deliverable
60	Bardy Lane, Brereton Cross Farm	Planning Permission Full	09/01139/COU	1	Deliverable
48	Bardy Lane, Longdon Stud, Upper Longdon	Planning Permission Full S106	07/00987/FUL	1	Deliverable
10	Raddle Farm, Edingale	Planning Permission Outline	06/00665/OUT	1	Deliverable
46	Coppice Lane, Coppice Lane Farm	Planning Permission Outline	06/00667/COU	1	Deliverable
47	New House Farm, Batesway, Rugeley	Planning Permission Outline	05/01118/COU	1	Deliverable
68	Watling Street, Bucks Head Farm	Planning Permission Full	09/01030/COU	9	Deliverable
69	Watling Street, The Barn Wall Lane Farm	Planning Permission Full	09/00556/FUL	1	Deliverable

Table B.218

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.							
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 RSS.</p> <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>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?: 0 - 5 years			

ID: 29	Settlement: Other rural	Location: Blake Street, land off		Ward: Little Aston
The loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		Proposed Yield: 19		Current Deliverability: Deliverable

Table B.219

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 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. The loss of Grade 3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.		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.220

ID: 643	Settlement: Other rural	Location: Muckley Corner Hotel		Ward: Shenstone
Site Area (ha): 0.29	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.29	Density Rate (dph): -
Yield Note: Yield based on conversion of existing building				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside settlement boundary but the site is brownfield. Based on the conversion of the existing building only. Site falls within BEA and contributions to this project may be required.		Availability Notes: Property is currently vacant.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 9		Current Deliverability: Deliverable

Table B.221

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				

ID: 661	Settlement: Other rural	Location: land rear 62 Blake Street		Ward: Little Aston
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to the settlement of Sutton Coldfield which falls within Birmingham City.</p> <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>Site falls within BEA and contributions to this project 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: 50			Current Deliverability: Deliverable	

Table B.222

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.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<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>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>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigations may be required.</p> <p>Within conservation area. The loss of Grade 2/3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. 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.</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>
When is site likely to come forward?: 11 - 15 years				
Proposed Yield: 5000			Current Deliverability: Developable	

Table B.223

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

ID: 10	Settlement: Other rural	Location: Slade Farm, Bassetts Pole Roundabout land at	Ward: Bourne Vale (part)
<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 RSS, Structure Plan and 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. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p>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>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 352</p>	<p>Current Deliverability: Not Currently Developable</p>

Table B.224

ID: 15	Settlement: Other rural	Location: Bassetts Pole	Ward: Bourne Vale
<p>Site Area (ha): 1.08</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.08</p>
<p>Density Rate (dph): 30</p>			
<p>Yield Note:</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>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 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. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p>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>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 26</p>	<p>Current Deliverability: Not Currently Developable</p>

Table B.225

ID: 23	Settlement: Other rural	Location: Little Hay Lane, North of (plot 137B)	Ward: Shenstone
<p>Site Area (ha): 0.18</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.18</p>
<p>Density Rate (dph): 30</p>			
<p>Yield Note:</p>			
<p>Currently Suitable? No</p>		<p>Currently Available? No</p>	<p>Currently Achievable? No</p>

ID: 23	Settlement: Other rural	Location: Little Hay Lane, North of (plot 137B)	Ward: Shenstone
<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 RSS, Structure Plan and 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. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>		<p>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>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 1</p>	<p>Current Deliverability: Not Currently Developable</p>

Table B.226

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
<p>Yield Note: 30 dph @ 60%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? No</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>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 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. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>		<p>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>	
<p>When is site likely to come forward?: -</p>				
		<p>Proposed Yield: 368</p>		<p>Current Deliverability: Not Currently Developable</p>

Table B.227

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
<p>Yield Note: Yield based on development along frontage only to reflect SSSI/SBI constraints to similar density as adjacent.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Adjacent to Brownhills, and close proximity of public transport routes, services and facilities.</p>		<p>Availability Notes: Site offered for purchase</p>	<p>Achievability Notes: No known constraints</p>	

ID: 33	Settlement: Other rural	Location: Whitehorse Road, land off	Ward: Chasetown
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.			
Site falls within BEA and 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.			
		When is site likely to come forward?: -	
		Proposed Yield: 30	Current Deliverability: Not Currently Developable

Table B.228

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 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?: -	
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.		Proposed Yield: 4	Current Deliverability: Not Currently Developable

Table B.229

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
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: 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 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?: -	

ID: 47	Settlement: Other rural	Location: Westwood School, Blithbury		Ward: Colton and Mavesyn Ridware
Further investigation of Coal Subsidence area may be required. Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation.		Proposed Yield: 69		Current Deliverability: Not Currently Developable

Table B.230

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: No yield has been proposed, assume conversion of Hall but unable to gain access.				
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. 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. Loss of grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		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. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: -		Current Deliverability: Not Currently Developable

Table B.231

ID: 80	Settlement: Other rural	Location: Blithbury Road, north of Colton Mill Farm		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.58	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.58	Density Rate (dph): 30
Yield Note: A rate of 30 dph @ 80 %				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
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. 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.		Availability Notes: Planning application made.		Achievability Notes: Contaminated land may add increase cost but consider that unlikely to affect viability as planning application submitted.
		When is site likely to come forward?: -		

ID: 80	Settlement: Other rural	Location: Blithbury Road, north of Colton Mill Farm	Ward: Colton and Mavesyn Ridware
Remediation of contamination may be required but not thought to impact on viability. SFRA may be required and investigation of coal subsidence area.		Proposed Yield: 14	Current Deliverability: Not Currently Developable

Table B.232

ID: 81	Settlement: Other rural	Location: A513, Alrewas, CEMEX Site 1	Ward: Alrewas and Fradley	
Site Area (ha): 22.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 22.47	Density Rate (dph): 30
Yield Note: A rate of 30 dph @ 60% has been used to take account of the need to provide infrastructure and services on site.				
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: 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.
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.		When is site likely to come forward?: -		
Loss of grade 2/3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.		Proposed Yield: 404	Current Deliverability: Not Currently Developable	

Table B.233

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	Density Rate (dph): 50
Yield Note: High dph used to make scheme viable				
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.		Availability Notes: 2 dwellings currently occupied.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
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.		When is site likely to come forward?: -		

ID: 82	Settlement: Other rural	Location: Sandyhill Cottages, CEMEX Site 2	Ward: Alrewas and Fradley
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.		Proposed Yield: 5	Current Deliverability: Not Currently Developable

Table B.234

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
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. 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.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	
		Proposed Yield: 90	Current Deliverability: Not Currently Developable

Table B.235

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
Yield Note: 30dph@60%			
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 RSS, Structure Plan and 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: 84	Settlement: Other rural	Location: Weeford Park, CEMEX Site	Ward: Bourne Vale
Lack of access onto the site and to the individual plots.		Proposed Yield: 2097	Current Deliverability: Not Currently Developable
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 on them may need further investigation.			

Table B.236

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):
Yield Note: yield included in site ID 24			
Currently Suitable? No		Currently Available? No	
Currently Achievable? 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.		Availability Notes: Site in multiple ownerships.	
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.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.	
Lack of access onto the site and to the individual plots.		When is site likely to come forward?: -	
Loss of grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.		Proposed Yield: -	Current Deliverability: Not Currently Developable

Table B.237

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		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 or being marketed but has been promoted by the owner/agent.	
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.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.	
		When is site likely to come forward?: -	

ID: 433	Settlement: Other rural	Location: Station Road, land off	Ward: Hammerwich
<p>Loss of grade 2 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation.</p> <p>Low usage of train line so unlikely to impact.</p>		Proposed Yield: 5	Current Deliverability: Not Currently Developable

Table B.238

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	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 RSS, Structure Plan and 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>Loss of grade 2/3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects 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?: -		
		Proposed Yield: 232	Current Deliverability: Not Currently Developable	

Table B.239

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	Density Rate (dph): 30
Yield Note: 30dph@80%				
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 RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>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: 485	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Loss of grade 3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.		Proposed Yield: 13	Current Deliverability: Not Currently Developable

Table B.240

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		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 RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Part of larger site, access to individual plots not demonstrated.</p> <p>Loss of grade 3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects 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> <p>When is site likely to come forward?: -</p>	
		Proposed Yield: 66	Current Deliverability: Not Currently Developable

Table B.241

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		Currently Achievable? Yes	
<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 RSS, Structure Plan and 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 falls within BEA and FOM and contributions to these projects 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> <p>When is site likely to come forward?: -</p>	
		Proposed Yield: 50	Current Deliverability: Not Currently Developable

Table B.242

ID: 491	Settlement: Other rural	Location: Ogley Hay Road, land at		Ward: Chasetown
Site Area (ha): 8.73	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 8.73	Density Rate (dph): 40
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. 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. Impact on SSSI within 1km may need investigation. Site falls within BEA and contributions to this project 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: 210		Current Deliverability: Not Currently Developable

Table B.243

ID: 634	Settlement: Other rural	Location: Bonehill Road, Florascope 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 RSS, Structure Plan and 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 Currently Developable

Table B.244

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 RSS, Structure Plan and 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.						When is site likely to come forward?: -	
Within the BEA and FOM.				Proposed Yield: 14		Current Deliverability: Not Currently Developable	

Table B.245

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	
<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 RSS, Structure Plan and 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.</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: 180		Current Deliverability: Not Currently Developable	

Table B.246

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	
						Density Rate (dph): 30	
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 RSS, Structure Plan and Local Plan.</p> <p>Loss of Grade 2 Agricultural Land may need justification.</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 Currently Developable	

Table B.247

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	Density Rate (dph): 30
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 RSS, Structure Plan and 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.</p>			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: 4	Current Deliverability: Not Currently Developable

Table B.248

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
<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 RSS, Structure Plan and 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.</p>			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 Currently Developable

Table B.249

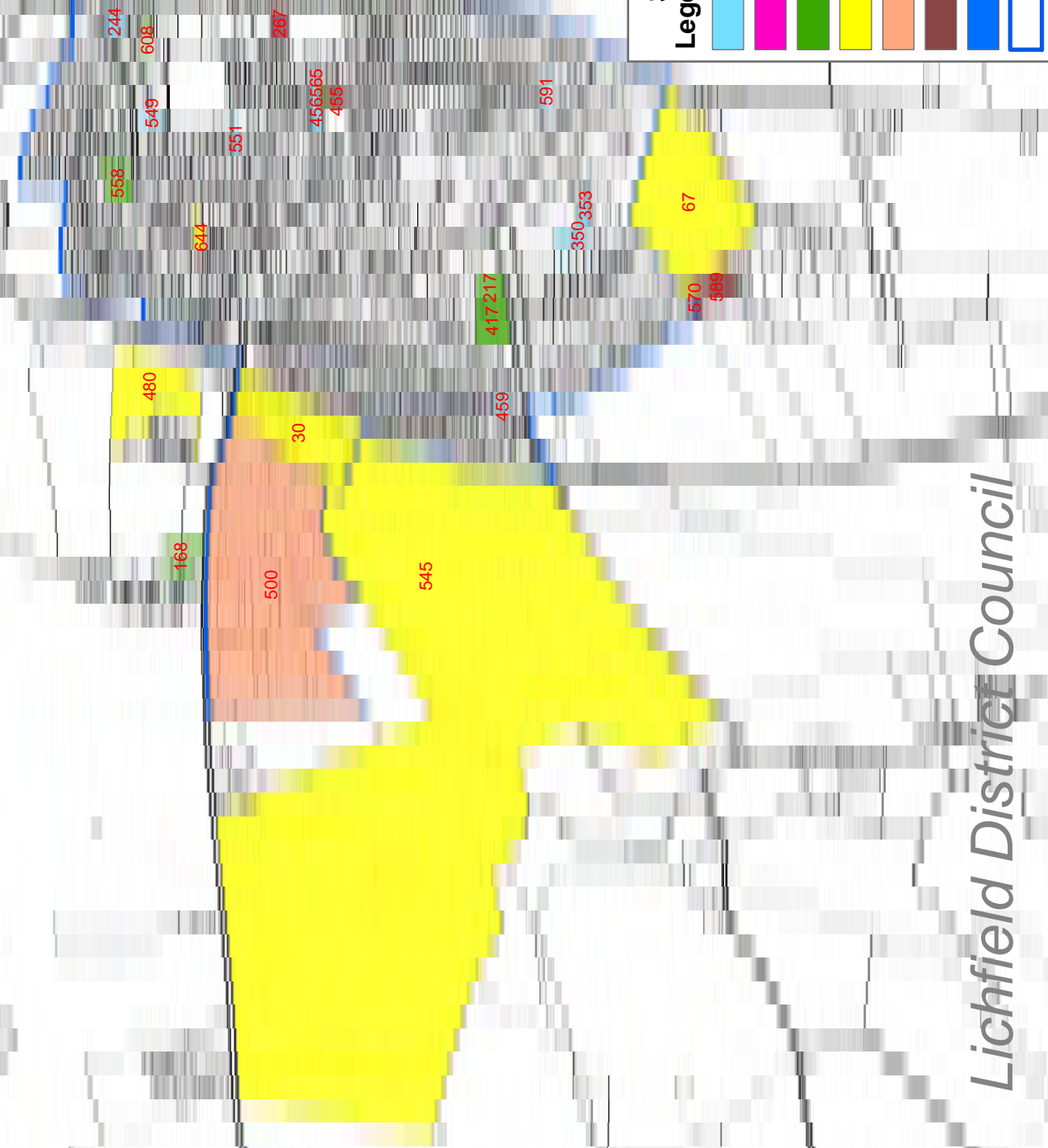
SHLAA Assessment Sites by Source Shenstone

Legend

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

NOT TO SCALE

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Lichfield District Council

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

Lichfield District Council

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Lichfield District Council

SHLAA Assessment Sites by Deliverability

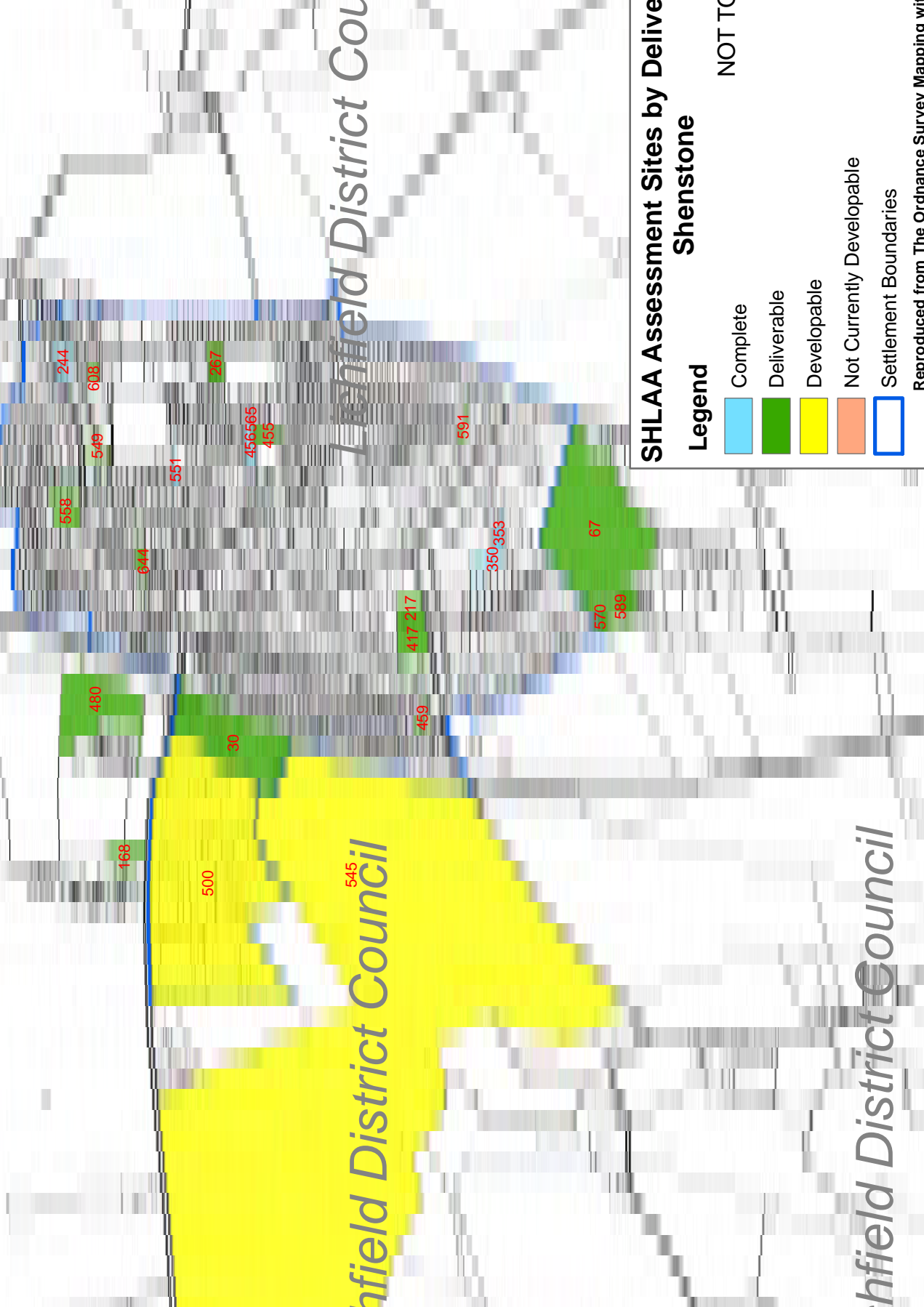
Shenstone

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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ID	Location	Source	Planning Application No.	Yield	Deliverable
45	Main Street, land rear 60	Under Construction	07/01219/FUL	5	Deliverable
27	Haddon House, land adj	Planning Permission Full	04/01324/FUL	1	Deliverable
55	Barnes Road, land adj 1 & 2	Planning Permission Full	08/00539/FUL	1	Deliverable
50	Court Drive, The Cart Hovel	Planning Permission Full	08/01308/FUL	1	Deliverable
68	Pinfold Hill, 62	Planning Permission Full	09/00604/FUL	1	Deliverable
47	Holly Hill Road, Shereston House	Planning Permission Full	07/00853/FUL	4	Deliverable
27	Birmingham Road, The Hollies	Planning Permission Full	07/01113/FUL	3	Deliverable
59	Shenstone Court Farm, The Quadrangle	Planning Permission Full	08/01300/FUL	3	Deliverable
18	Lynn Lane, Oakdale	Planning Permission Full	07/00379/REMM	13	Deliverable
58	Pinfold Hill, 31	Planning Permission Outline	08/01285/FUL	4	Deliverable

Table B.250

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	
Yield Note: A dph rate of 50@80% has been used to reflect proximity to train station. Dph applied to area outside flood zone.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required. Loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI & BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.				Availability Notes: Office building partially occupied.		Achievability Notes: No known constraints	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 43		Current Deliverability: Deliverable	

Table B.251

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.							

ID: 67		Settlement: Shenstone		Location: Court Drive, land off		Ward: Shenstone	
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 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 2/3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI & BAS are within 1km and the impact on them may need further 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>	
						<p>When is site likely to come forward?: 0 - 5 years</p>	

Table B.252

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 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>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An BAS 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>	
						<p>When is site likely to come forward?: 0 - 5 years</p>	

Table B.253

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	
Yield Note: Yield based on 40dph to reflect the urban location							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within village boundary of a settlement considered to be sustainable in the RSSS. Site falls within BEA and contributions to this project may be required. An BAS 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>	

ID: 644	Settlement: Shenstone	Location: Pinfold Hill, Plough and Harrow PH	Ward: Shenstone
			When is site likely to come forward?: 0 - 5 years
		Proposed Yield: 4	Current Deliverability: Deliverable

Table B.254

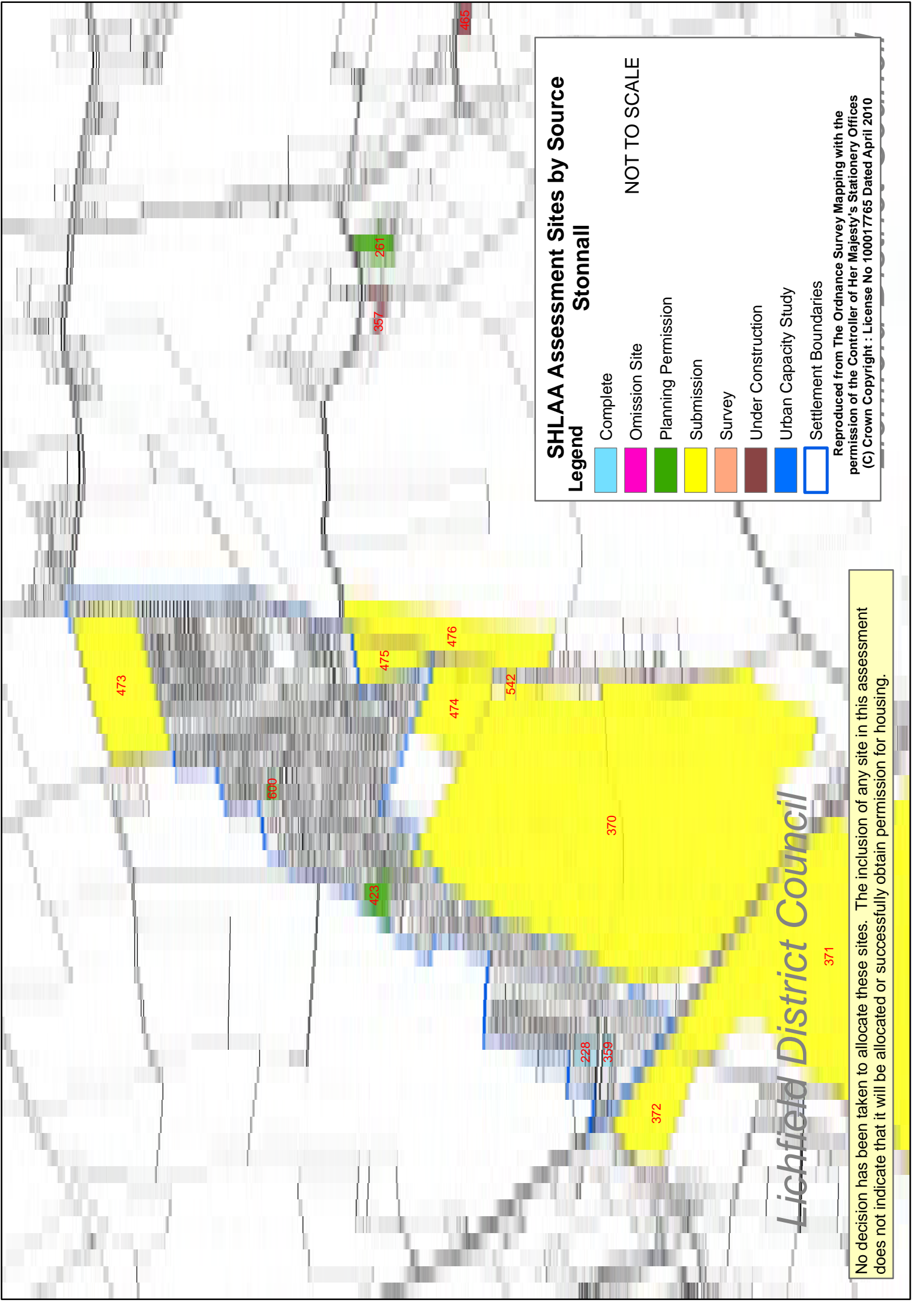
ID: 500	Settlement: Shenstone	Location: Shenstone Employment Area	Ward: Shenstone
Site Area (ha): 9.38	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 6.81
Yield Note: 30dph @ 60% on area outside floodzone			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required Site falls within BEA and contributions to this project may be required. An BAS and SBI are within 1km and the impact on them 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: Unknown impact of SFRA, yield based on area outside floodzone
			When is site likely to come forward?: 11 - 15 years
		Proposed Yield: 121	Current Deliverability: Developable

Table B.255

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
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
Suitability Notes: Outside 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 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.		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 address flood risk would affect viability.
			When is site likely to come forward?: -

ID: 545	Settlement: Shenstone	Location: land west of Shenstone	Ward: Shenstone
<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. Site falls within BEA and contributions to this project may be required. An BAS and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>		<p>Proposed Yield: 756</p>	<p>Current Deliverability: Developable</p>

Table B.256



SHLAA Assessment Sites by Source

Legend

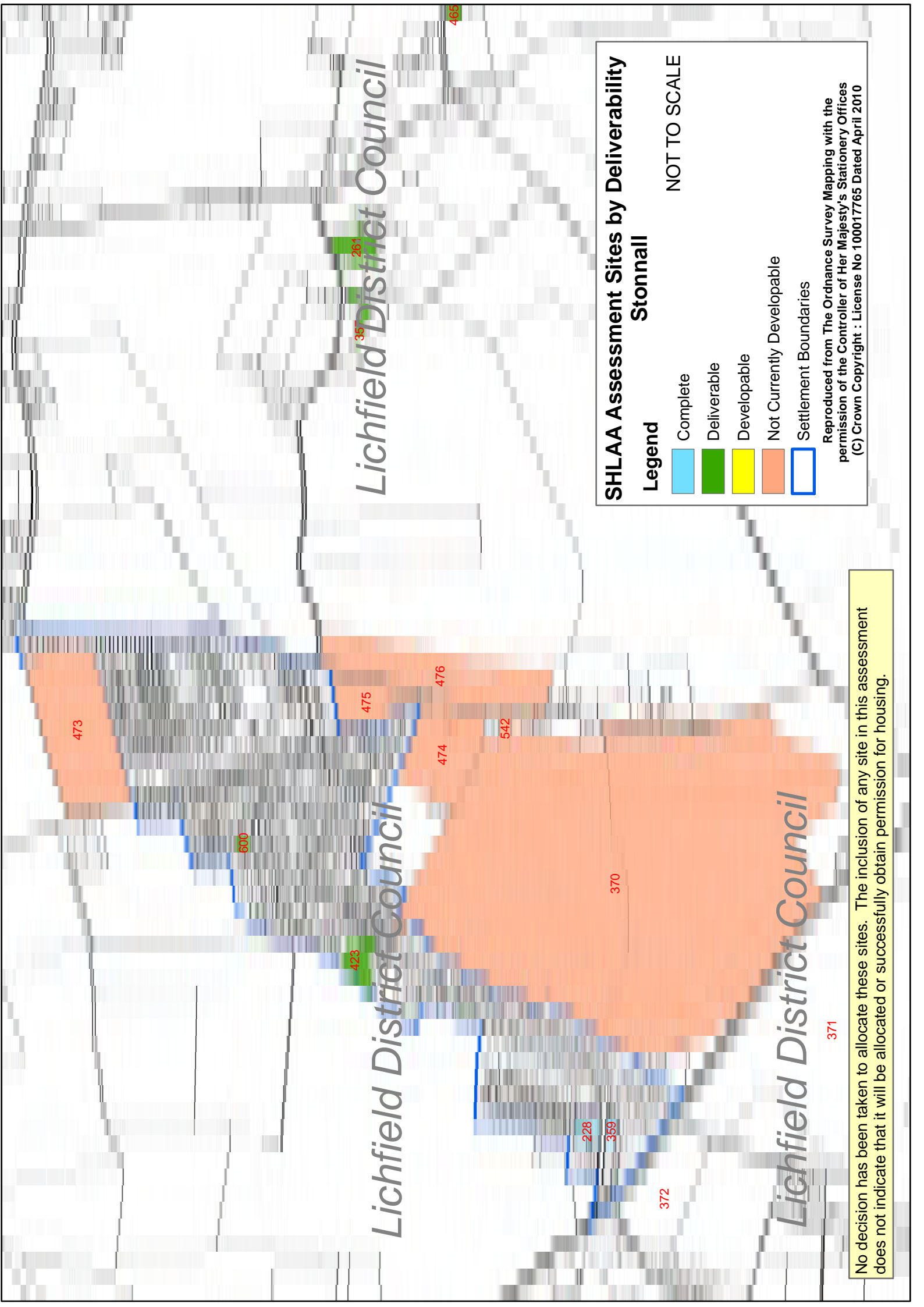
- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

NOT TO SCALE

Lichfield District Council

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SHLAA Assessment Sites by Deliverability

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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473

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ID	Location	Source	Planning Application No.	Yield	Deliverability
60	Main Street, 133	Planning Permission Full	09/00551/FUL	1	Deliverable
43	Public House	Planning Permission Full	08/00832/FULM	12	Deliverable

Table B.257

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	
<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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. 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: 565		Current Deliverability: Not Currently Developable	

Table B.258

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
Density Rate (dph): 30			
Yield Note: 30dph @ 60% 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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. Site has potential for protected species.</p>	<p>Availability Notes: Agricultural tenancy agreements need to be clarified and resolved.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -			
Proposed Yield: 62		Current Deliverability: Not Currently Developable	

Table B.259

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		Density Rate (dph): 30	
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	
<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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. Site has potential for protected species.</p>					<p>Availability Notes: Agricultural tenancy agreements need to be clarified and resolved.</p>			<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
					When is site likely to come forward?: -				

Table B.260

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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. Site has potential for protected species.</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?: -				

Table B.261

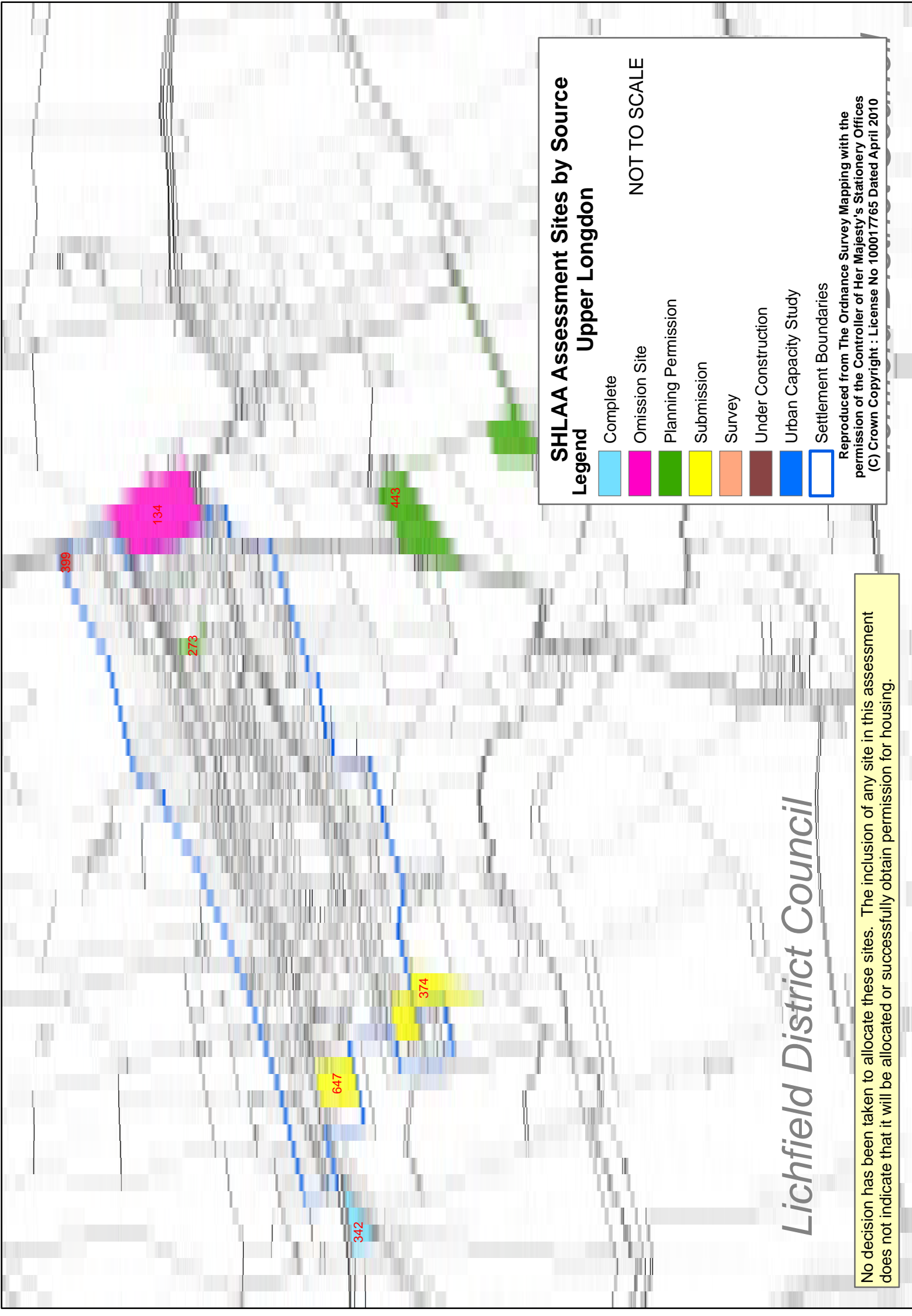
ID: 476		Settlement: Stonnall		Location: Church Road, east of		Ward: Stonnall			
Site Area (ha): 2.88		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.88		Density Rate (dph): 30	
Yield Note: 30dph @ 60%									

ID: 476		Settlement: Stonnall		Location: Church Road, east of		Ward: Stonnall	
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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. Site has potential for protected species.</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: 52		Current Deliverability: Not Currently Developable	

Table B.262

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	
Yield Note: owner indicates 1 property on site							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<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 RSS, Structure Plan and 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.</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: 1		Current Deliverability: Not Currently Developable	

Table B.263



SHLAA Assessment Sites by Source Upper Longdon

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries

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Lichfield District Council

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Lichfield District Council

Lichfield District Council

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SHLAA Assessment Sites by Deliverability
Upper Longdon

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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369

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647

374

347

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ID	Location	Source	Planning Application No.	Yield	Deliverability
23	Upper Way, 23	Planning Permission Full	07/01043/FUL	1	Deliverable
39	Breerton Hill Lane, Pine Ridge	Planning Permission Full	07/00793/REM	1	Deliverable

Table B.264

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 RSS, Structure Plan and 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 falls within BEA and contributions to this project may be required. 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: 24		Current Deliverability: Not Currently Developable

Table B.265

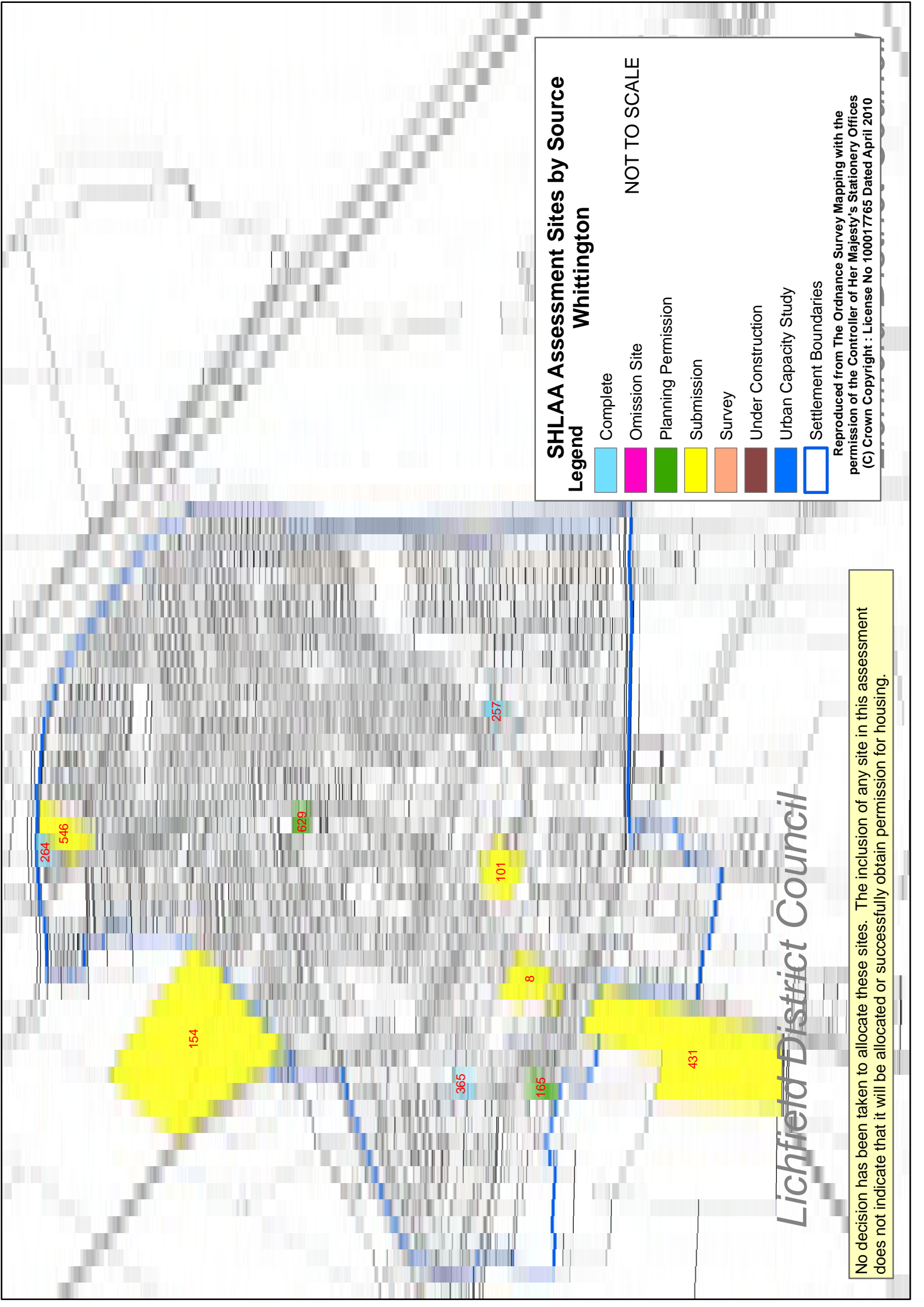
ID: 374	Settlement: Upper Longdon	Location: Woodholme, land to the rear	Ward: Longdon	
Site Area (ha): 0.28	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.28	Density Rate (dph): 30
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of 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 RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within greenbelt and AONB. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</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: 374	Settlement: Upper Longdon	Location: Woodholme, land to the rear	Ward: Longdon
Investigation of coal subsidence area may be required. Loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation. May impact on AONB, Site has potential for protected species.		Proposed Yield: 8	Current Deliverability: Not Currently Developable

Table B.266

ID: 647	Settlement: Upper Longdon	Location: Upper Way, 93	Ward: Longdon
Site Area (ha): 0.3	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.3
Yield Note: yield of 5 put forward in submission, however, 30dph gives yield of 9			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
Suitability Notes: The site is within the current village boundary but 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. Investigation of coal subsidence area may be required. Loss of Grade 3 agricultural land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site falls within BEA and contributions to this project may be required. 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: Unknown how measures to improve sustainability would impact on viability.	
	When is site likely to come forward?: -		
	Proposed Yield: 5	Current Deliverability: Not Currently Developable	

Table B.267



SHLAA Assessment Sites by Source Whittington

- Legend**
- Complete
 - Omission Site
 - Planning Permission
 - Submission
 - Survey
 - Under Construction
 - Urban Capacity Study
 - Settlement Boundaries
- NOT TO SCALE

Lichfield District Council

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Lichfield District Council

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SHLAA Assessment Sites by Deliverability Whittington

Legend

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

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154

629

365

101

165

8

257

431

ID	Location	Source	Planning Application No.	Yield	Deliverability
69	Main Street, land north of 51	Planning Permission Full	09/00227/FUL	2	Deliverable
75	Church Street, 29	Planning Permission Outline	05/01155/COU	1	Deliverable

Table B.268

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.269

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
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.270

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.				

ID: 154		Settlement: Whittington		Location: Huddlesford Lane		Ward: Whittington	
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.</p> <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>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.</p>			<p>Availability Notes: Developer has option to purchase.</p>			<p>Achievability Notes: No known constraints.</p>	
			<p>When is site likely to come forward?: 0 - 5 years</p>				
			<p>Proposed Yield: 60</p>			<p>Current Deliverability: Deliverable</p>	

Table B.271

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	
<p>Yield Note: 30dph used to reflect nature and character of settlement.</p>							
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 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>Within Conservation Area. Loss of Grade 2/3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may 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>	
			<p>When is site likely to come forward?: 0 - 5 years</p>				
			<p>Proposed Yield: 39</p>			<p>Current Deliverability: Deliverable</p>	

Table B.272

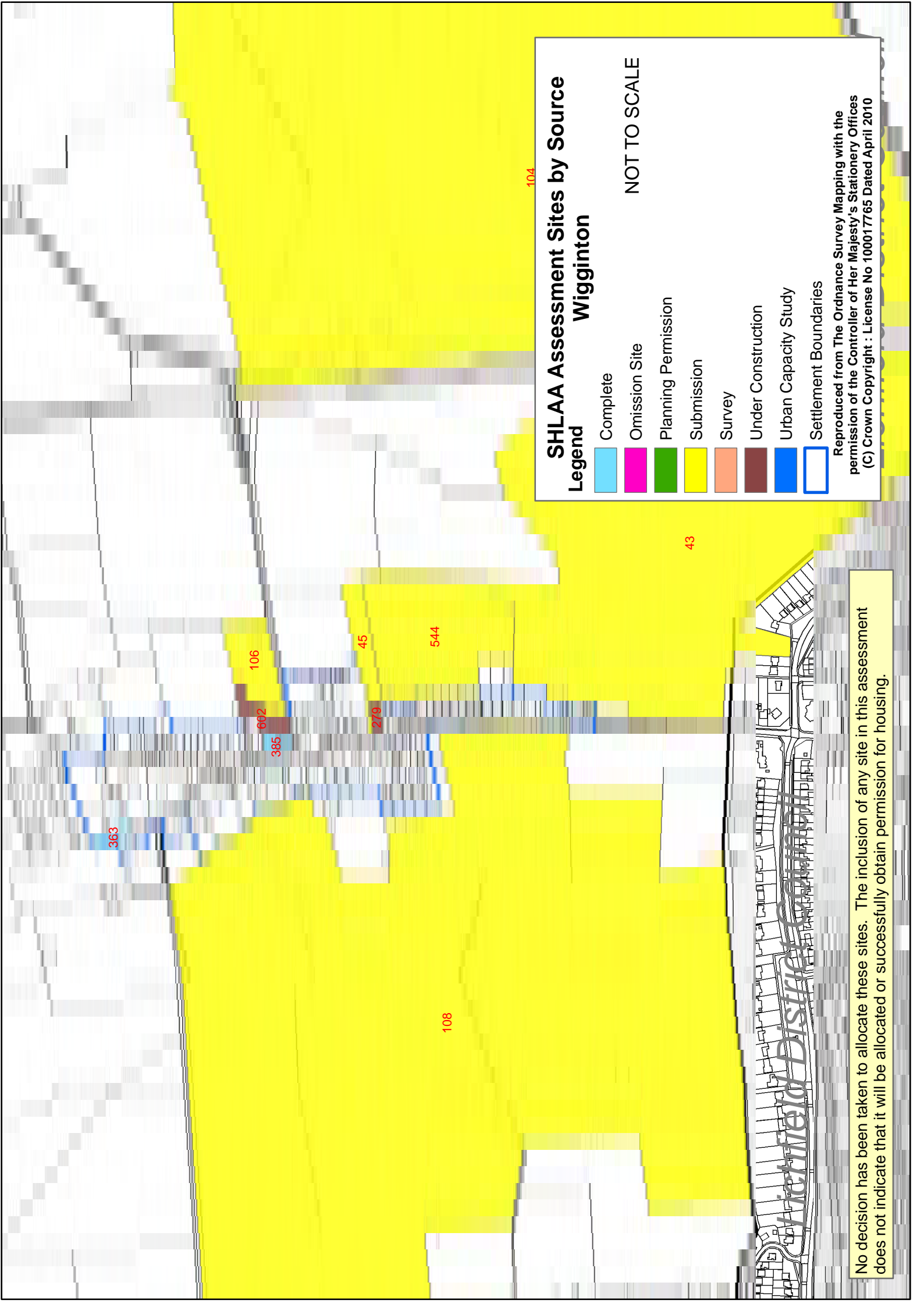
ID: 546		Settlement: Whittington		Location: The Swan Inn		Ward: Whittington	
Site Area (ha): 0.27		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.27	
<p>Yield Note: Initial proposal for 10 houses has been put forward. It is felt more appropriate to base this on a yield of 8 given TPO constraints and SHLAA standards.</p>							
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. Close proximity to public transport route, services and facilities.</p> <p>Within Conservation Area. Loss of public facility and employment. 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>	

ID: 546	Settlement: Whittington	Location: The Swan Inn	Ward: Whittington
			When is site likely to come forward?: 0 - 5 years
			Proposed Yield: 8
			Current Deliverability: Deliverable

Table B.273

ID: 8	Settlement: Whittington	Location: Whittington Youth Centre	Ward: Whittington
Site Area (ha): 0.32	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: Yield based on conversion of existing building and building line on new build.			
Currently Suitable? Yes		Currently Available? No	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 - indicates that site will become available within 5 years	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 10	Current Deliverability: Developable

Table B.274



SHLAA Assessment Sites by Source Wigginton

Legend

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Settlement Boundaries

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

Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability

Wigginton

Legend

-  Complete
-  Deliverable
-  Developable
-  Not Currently Developable
-  Settlement Boundaries

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363

106

385 602

45

279

108

544

43

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

ID	Location	Source	Planning Application No.	Yield	Deliverability
29	Wigginton Village Hall	Under Construction	06/00487/COU	1	Deliverable
32	Syerscote Lane, Post Office Farm	Under Construction	09/00376/FUL	2	Deliverable

Table B.275

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 RSS 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 RSS, Structure Plan and 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 Currently Developable	

Table B.276

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 RSS 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 RSS, Structure Plan and 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 Currently Developable

Table B.277

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 RSS 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 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?: -	
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 Currently Developable

Table B.278

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.
Biodiversity Enhancement Area	BEA	An area that comprises important concentrations of biodiversity which are to be improved.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
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		An old-style development plan prepared by District and other Local Planning Authorities. Saved policies within these plans will continue to operate for a time after the commencement of the new development plan system until replaced by relevant policies that are adopted in the Local Development Framework.
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.
Registered Social Landlord	RSL	Independent, not-for-profit private sector organisations providing social housing.
Regional Spatial Strategy	RSS	A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic

Term	Acronym	Definition
		development, agriculture, minerals and waste treatment and disposal. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan.
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.
Structure Plan		The current planning policy framework at County level which is due to be replaced by the new Local Development Framework.
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.
Yield		The potential total number of dwellings that can be delivered on a site including houses and flats.

Table .1