



Strategic Housing Land Availability Assessment 2011

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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 fourth edition of the SHLAA which follows on from the document which was published in May 2010. The document follows the same format as the previous year, with minor updates and amendments made 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 developable sites** (in the context of the Lichfield SHLAA), are those where one or more of the constraints to development are severe and it is not known when they might be overcome. For examples those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable. It should be noted however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

1.3 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, 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 2010 - 2011 including completions and sites with planning permission up to the end of March 2011. 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 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 Since the publication of the SHLAA in May 2010, the Government has announced it's intention to abolish Regional Spatial Strategies through the enactment of the Localism Bill. This has an impact on housing targets, which should be set at the local level. 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. The 'Core Strategy: Shaping our District' document was published for consultation between November 2010 and February 2011, asking for views on the appropriate levels of development within Lichfield District between 2006 - 2026.

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 end of March 2011. It identifies 1,564 completions in the District since 1st April 2006 and there remains a committed supply of some 1,480 dwellings (deliverable sites with planning permission). Based on a target of 8,000 homes this would mean a net remaining requirement of 4,956 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. There has not been a closing date for submissions, and as such, submission continue to be received.

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 developable' 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, and May 2009, with landowners, developers, agents, neighbouring authorities and parish councils. This process invited the submission of any sites from across the District that they considered to be suitable for consideration, by way of a standard pro-forma. A drop in session was also held where potential developers and landowners were invited to discuss possible sites and the information necessary to include them in the Assessment. More recently the District Council has held an ongoing 'Call for Sites' for the proposed Allocations of Land DPD, and this has led to further sites being put forward for residential schemes. Submissions have also continued to be made following enquiries, and other consultations such as the Core Strategy: Shaping our District consultation which ended in February 2011.

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 2011 have been used. In total, the survey and assessment has identified some 723 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 As the yield from existing built up areas may not be sufficient to meet local housing requirements, the release of housing sites outside of existing settlement boundaries may be necessary. It was considered therefore that the survey should focus in and around the settlements with boundaries identified in the Local Plan. It was also decided that all of the sites identified in the desktop review were visited and surveyed 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:

- a. If the site has a layout and proposed yield then this will be considered by the project team for appropriateness.
- b. 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.
- c. For other sites, the character of the surrounding area or similar nearby permissions will be taken into consideration, and unless evidence suggests otherwise, in general terms:
 - a. 30dph to be applied as a minimum, in rural locations
 - b. 40dph to be applied in urban locations

- c. 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.
- d. The following net density area ratios were applied:

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

Table 4.1

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

4.20 It is worth noting that on 9th June 2010, the Government removed the minimum housing density target of 30 dwellings per hectare from PPS 3, thus reducing the pressure for higher density development. In light of this, the potential yield of some sites may be lower in reality and this is acknowledged. However, it is still considered by the District Council, that an effective use of land is important, especially in terms of sustainability factors. The District Council also understands the importance of balancing the character of the local area with making best use of land, and is therefore currently undertaking work in relation to density, including studying density patterns of existing settlements.

4.21 Where possible, known constraints have been taken into account in terms of yield, however, it is important to recognise that yields may also be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

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

4.22 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 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

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

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

4.23 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.

4.24 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.

4.25 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.

4.26 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

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

4.28 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

4.29 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.

4.30 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.

4.31 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.

4.32 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.

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

4.34 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.

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

Potential Impacts

4.36 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.

4.37 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.

4.38 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.

4.39 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.

4.40 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.

4.41 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

4.42 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

4.43 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.

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

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

4.46 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

4.47 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.

4.48 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.

4.49 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.

4.50 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

4.51 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

4.52 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, 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 8,000 homes as identified in the RSS Preferred Option has been taken as the benchmark for the assessment.

4.53 This review dated May 2011, is the second assessment review which includes additional sites, and minor changes following public consultation.

4.54 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.

4.55 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

4.56 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

4.57 As part of the representations to the SHLAA document published in May 2009, and Core Strategy consultations, 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

4.58 As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been kept within the assessment in simple tabulated form and remain plotted on to the mapping so that it is clear where development has taken place.

5 Summary of Potential Provision & Conclusions

5.1 In total 723 sites have been identified and assessed through the process with a remaining capacity for 24,205 dwellings identified on sites considered to be deliverable or developable and 1,564 dwellings already completed as of March 2011. 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 2011					Sites outside Planning Process		Total
	U/C	PP Full	PP Full s106	P Out	P O u t s106	Deliverable	Developable	
Lichfield	82	212	51	2	0	3,872	414	4,633
Burntwood	11	22	10	12	0	2,846	110	3,011
Armitage Handsacre with	29	1	8	0	0	1,817	45	1,900
Alrewas	11	11	0	0	0	216	3	241
Fazeley	77	21	100	7	0	755	11	971
Fradley	7	4	0	0	0	2,234	160	2,405
Little Aston	10	16	0	1	0	628	0	655
Whittington	0	2	0	0	0	135	1	138
Shenstone	13	5	0	5	0	215	878	1,116
Total	240	294	169	27	0	12,718	1,622	15,070
Colton	6	0	0	0	0	0	0	6
Hamstall Ridware	0	0	0	0	0	0	0	0
Hill Ridware	0	11	0	0	0	0	1	12
Longdon	0	0	0	0	0	0	0	0
Upper Longdon	0	4	0	0	0	0	0	4
Kings Bromley	0	1	0	0	0	5	0	6
Hammerwich	0	0	0	0	0	38	0	38
Stonall	1	12	0	0	0	0	0	13

Settlement	Deliverable Commitments to March 2011					Sites outside Planning Process		Total
	U/C	PP Full	PP Full s106	P Out	P O u t s106	Deliverable	Developable	
Drayton Bassett	0	0	0	0	0	0	0	0
Hopwas	0	0	0	0	0	0	0	0
Mavesyn Ridware	0	0	0	0	0	0	0	0
Wigginton	2	0	0	0	0	0	0	2
Elford	0	5	0	0	0	0	0	5
Harlaston	0	1	0	0	0	0	0	1
Edingale	0	0	0	0	0	4	4	8
Clifton Campville	1	0	0	1	0	0	2	4
Total	10	34	0	1	0	47	7	99
North of Tamworth	0	6	0	0	0	0	2,709	2,715
East of Rugeley	160	72	0	368	80	0	465	1,145
Outside Settlements	25	34	0	1	0	107	5,009	5,176
Total	435	440	169	397	80	12,872	9,812	24,205

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, 5 demolitions during 2009/10 and 12 demolitions during 2010/11.

Indicative Housing Trajectory

5.4 Sites listed as Not 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 due to severe constraints. 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 2011 to the 31st March 2016, total approximately 14,393 dwellings. Of this figure, approximately 11% lie within settlements and 89% lie outside settlements. 435⁽ⁱⁱ⁾ are under construction and 1,086 have full or outline planning permission. Looking beyond 2016, there is a developable supply of some 9,812 dwellings.

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

5.6 From this assessment of sites it can be concluded that within Lichfield District there are sufficient potential housing sites to meet a locally determined requirement to be considered through the Core Strategy. 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.

5.7 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 1,521 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 12,872 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.

5.8 For more specific information on the detailed housing trajectory, please refer to the Assessment of Five Year Housing Supply 2011.

Large Sites

5.9 Although the SHLAA identifies deliverable sites for some 14,393 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;
- Tamworth Borough Council: representatives from Planning Policy who are also undertaking a SHLAA assessment within Tamworth Borough;
- 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 also been consulted on revisions to the SHLAA in 2010 and 2011. The panel have played a vital role in formulating the SHLAA methodology and ensuring a consistent approach is taken. The panel have specifically advised on areas such as affordable housing, housing density, physical and other constraints, sustainability approaches and viability. The panel have also been consulted on any new sites that have been submitted since May 2009, and the new format of the SHLAA document.



Schedule of all Sites

Appendix B Schedule of all Sites

B.1 Alrewas

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

Lichfield District Council

Lichfield District Council

Lichfield District Council

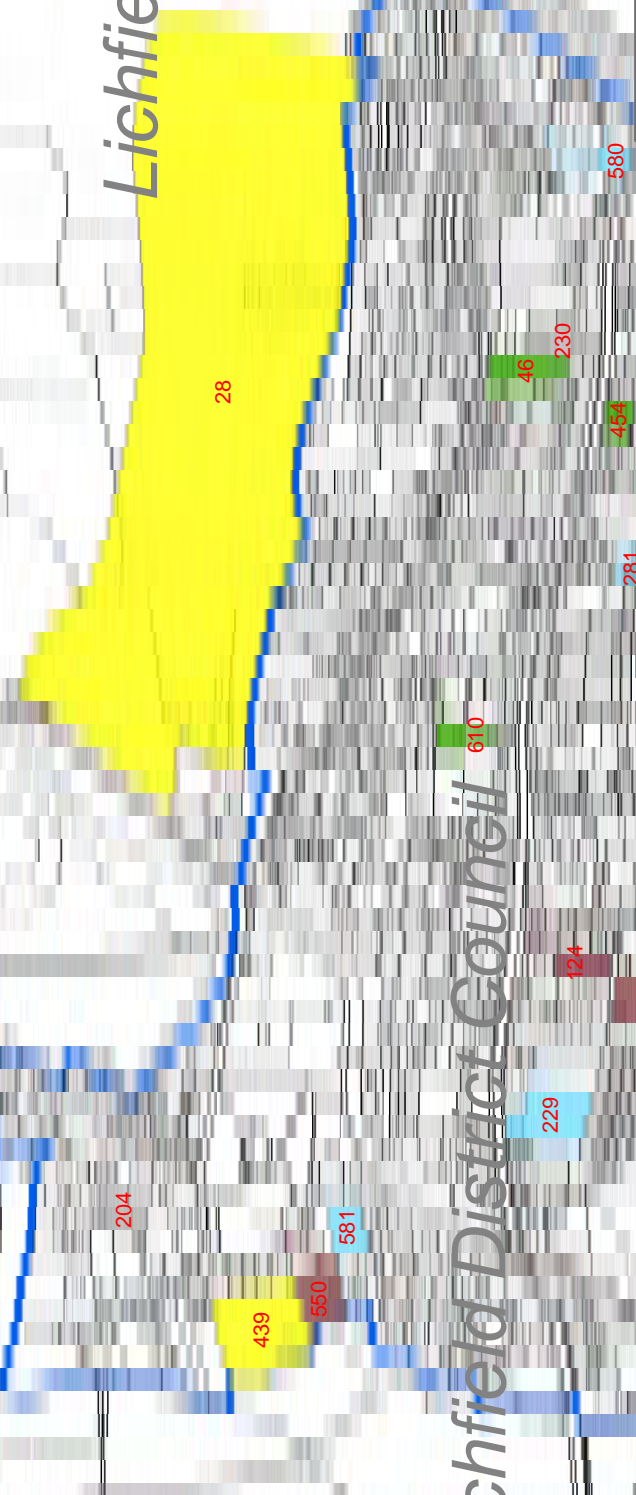
SHLAA Assessment Sites by Source

Legend

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability

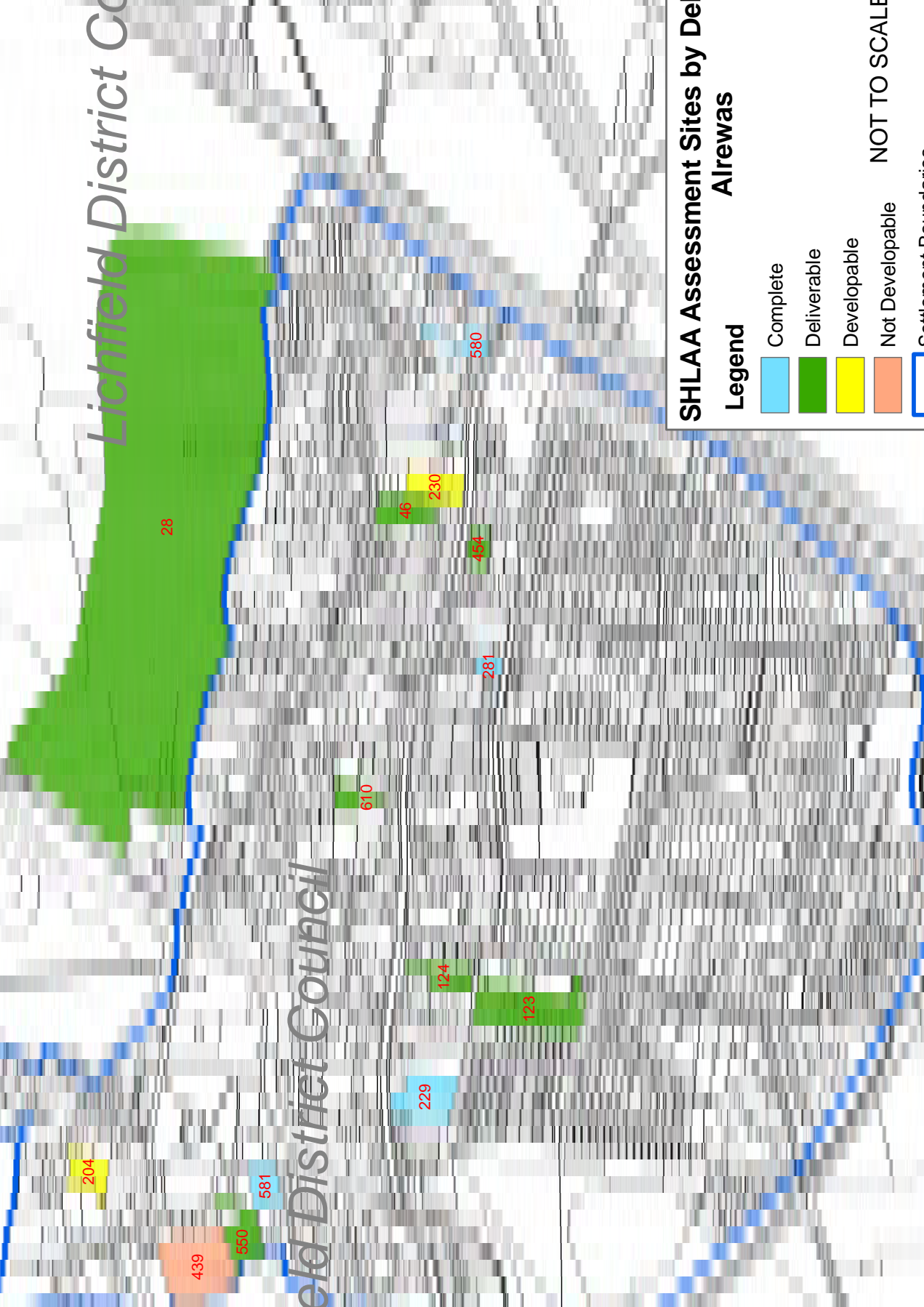
Alrewas

Legend

- Complete
- Deliverable
- Developable
- Not Developmental
- Settlement Boundaries

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Alrewas

ID	Location	Source	Planning Application No.	Yield	Deliverability
229	Main Street, 156	Complete	06/00372/FUL	1	Complete
281	Furlong Lane, 50	Complete	03/00967/FUL	1	Complete
581	Mill End Lane, 16	Complete	09/00118/FUL	1	Complete
580	Main Street, 5-7	Complete	08/00297/FUL	3	Complete
550	Mill End Lane, 18	Under Construction	09/00591/FUL	1	Deliverable
123	Fox Lane	Under Construction	04/00778/FUL	10	Deliverable
454	Main Street, 60-64	Planning Permission Full	07/01029/FUL	1	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	
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
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. The loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact 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: 16		Current Deliverability: Deliverable

Table B.3

ID: 204	Settlement: Alrewas	Location: Cotton Close, land off		Ward: Alrewas
Site Area (ha): 0.83	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph):
Yield Note: Yield based on previous planning permission which has now expired				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously been granted.		Availability Notes: Planning permission has now lapsed.		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 2		Current Deliverability: Developable

Table B.4

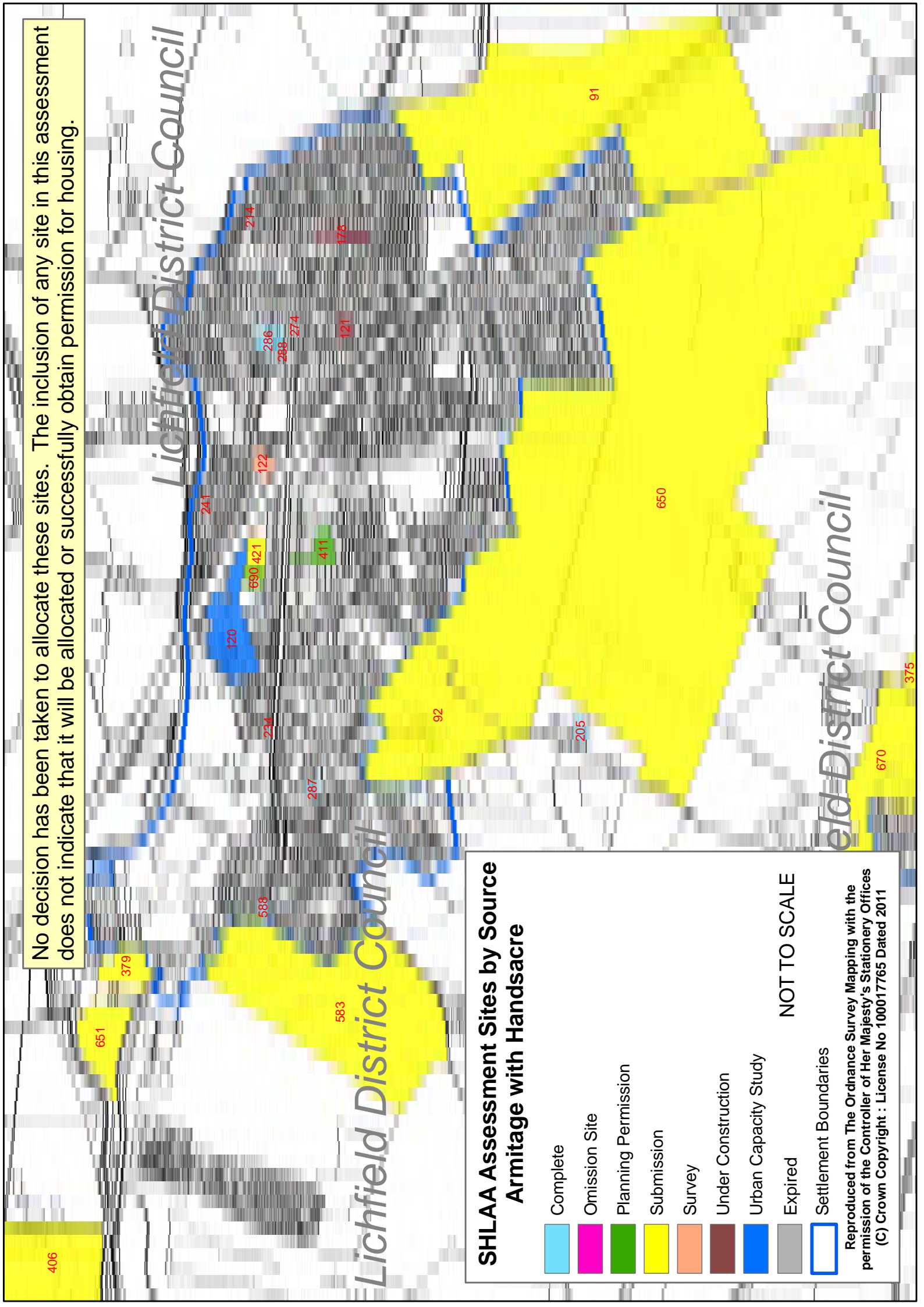
ID: 230	Settlement: Alrewas	Location: Main Street, 27, Alrewas		Ward: Alrewas
Site Area (ha): 0.19	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.19	Density Rate (dph):
Yield Note: Yield based on previous planning permission which has now expired				
Currently Suitable? Yes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

Table B.5

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>		<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 if site is achievable due to floodzone and access.</p>
		Proposed Yield: 1		Current Deliverability: Not Developable

Table B.6

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



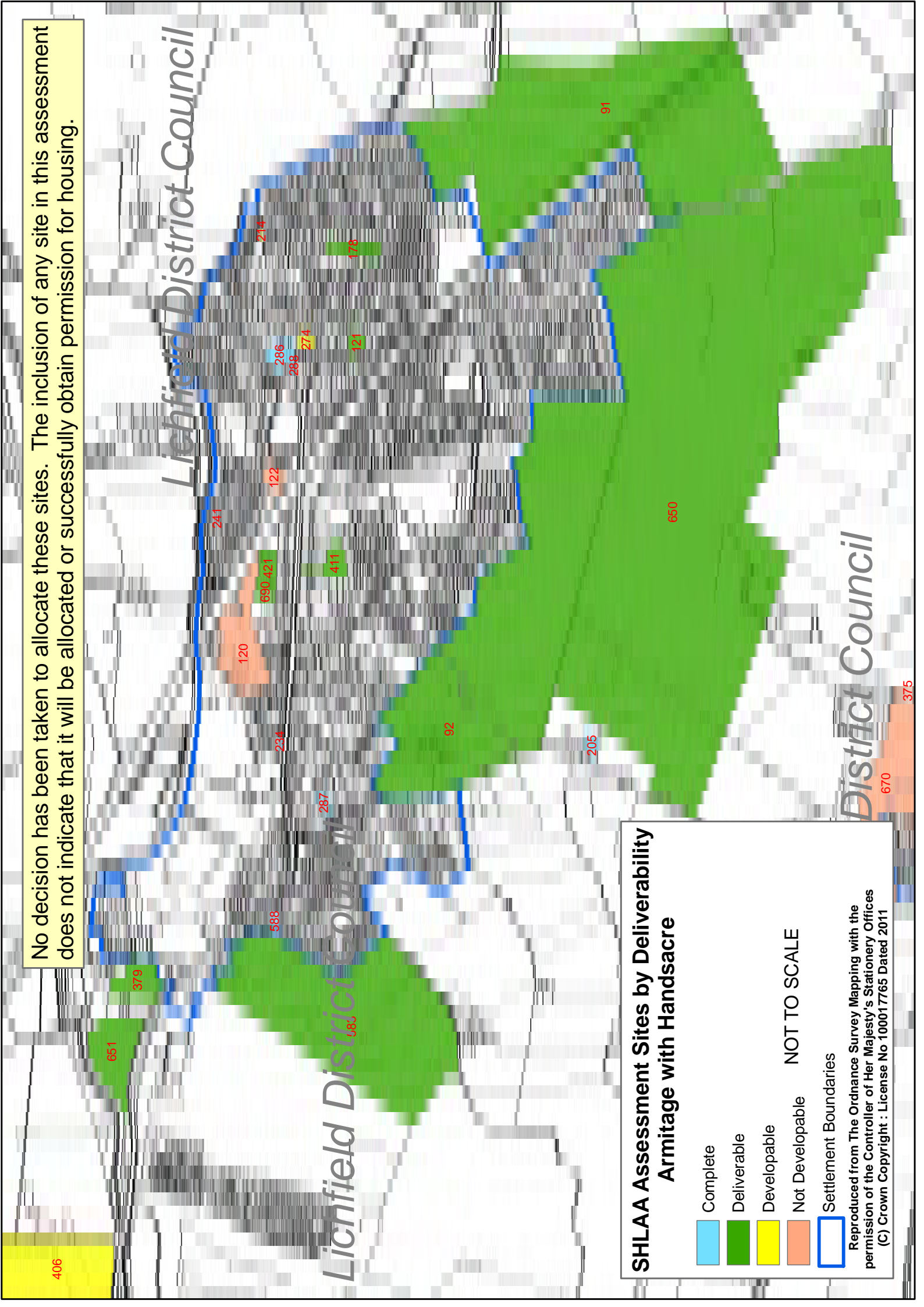
SHLAA Assessment Sites by Source Armitage with Handsacre

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






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**SHLAA Assessment Sites by Deliverability
Armitage with Handsacre**

	Complete
	Deliverable
	Developable
	Not Development
	Settlement Boundaries

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Armitage with Handsacre

ID	Location	Source	Planning Application No.	Yield	Deliverability
588	Rugeley Road, 61 (2)	Complete	08/01215/FUL	6	Complete
234	New Road, land adj 3	Complete	06/01046/FUL	1	Complete
288	St Lukes Church Hall, Handsacre	Complete	06/00694/COU	1	Complete
287	Rectory Lane, Land Rear 1-5	Complete	06/00766/REM	2	Complete
286	The Olde Peculiar PH	Complete	06/00328/FUL	7	Complete
121	Handsacre Service Station	Under Construction	08/01051/FULM	14	Deliverable
178	Tuppenhurst Lane, The Poplars	Under Construction	07/00028/OUTM & 08/000356/REMM	15	Deliverable
690	New Road, 71B	Planning Permission Full	10/00857/FUL	1	Deliverable
411	New Road, land rear of 62	Planning Permission Full S106	08/00894/FUL	8	Deliverable

Table B.7

ID: 91	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of		Ward: Armitage with Handsacre
Site Area (ha): 22.86	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.82	Density Rate (dph): 30
Yield Note: 30dph @60% applied to area south of railway only				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<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.8

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	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 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. 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			
				Proposed Yield: 108		Current Deliverability: Deliverable	

Table B.9

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	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 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			
				Proposed Yield: 20		Current Deliverability: Deliverable	

Table B.10

ID: 421	Settlement: Armitage with Handsacre	Location: New Road, land rear of 87		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: yield proposed by developer and felt appropriate				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the boundary of a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities. Further investigation of Coal Subsidence area may be required.			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.11

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
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. 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. Further investigation of Coal Subsidence area may be required. The 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: Coal Subsidence area may need investigation.
			When is site likely to come forward?: 0 - 5 years	
			Proposed Yield: 227	Current Deliverability: Deliverable

Table B.12

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
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.			Availability Notes: Site is not currently for sale or being	Achievability Notes: Coal Subsidence area

ID: 650	Settlement: Armitage with Handsacre	Location: land south of Armitage	Ward: Armitage with Handsacre
<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>marketed but has been promoted by the owner/agent.</p>	<p>and flood risk area may need further investigation.</p>
<p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p>		<p>When is site likely to come forward?: 0 - 5 years</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>		<p>Proposed Yield: 1288</p>	<p>Current Deliverability: Deliverable</p>

Table B.13

ID: 651	Settlement: Armitage with Handsacre	Location: land north of Rugeley Road, Armitage	Ward: Armitage with Handsacre
<p>Site Area (ha): 1.5</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha):</p>
<p>Density Rate (dph): 30</p>			
<p>Yield Note: 30dph @60% to reflect existing character and grain of settlement</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable? Yes</p>
<p>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>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>
<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>When is site likely to come forward?: 0 - 5 years</p>	
<p>Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required.</p>		<p>Proposed Yield: 37</p>	<p>Current Deliverability: Deliverable</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>			

Table B.14

ID: 120	Settlement: Armitage with Handsacre	Location: Armitage Shanks	Ward: Armitage with Handsacre
<p>Site Area (ha): 1.9</p>	<p>Source: Urban Capacity Study</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha):</p>
<p>Density Rate (dph):</p>			
<p>Yield Note: Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>	<p>Currently Achievable? Yes</p>
<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>Availability Notes: Consolidation of site would not</p>	<p>Achievability Notes: Site clearance not</p>

ID: 120	Settlement: Armitage with Handsacre	Location: Armitage Shanks		Ward: Armitage with Handsacre
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.		impact on business of Armitage Shanks but not expected to become available until after 5 years.		believed to be a constraint to redevelopment.
Further investigation of Coal Subsidence area may be required.		When is site likely to come forward?: 6 - 10 years		
Site falls within BEA and contributions to this project may be required.		Proposed Yield: 40	Current Deliverability: Developable	

Table B.15

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

Table B.16

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

Table B.17

ID: 122	Settlement: Armitage with Handsacre	Location: Old Road		Ward: Armitage with Handsacre
Site Area (ha): 0.24	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.24	Density Rate (dph): 30

ID: 122		Settlement: Armitage with Handsacre	Location: Old Road	Ward: Armitage with Handsacre
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 Developable

Table B.18

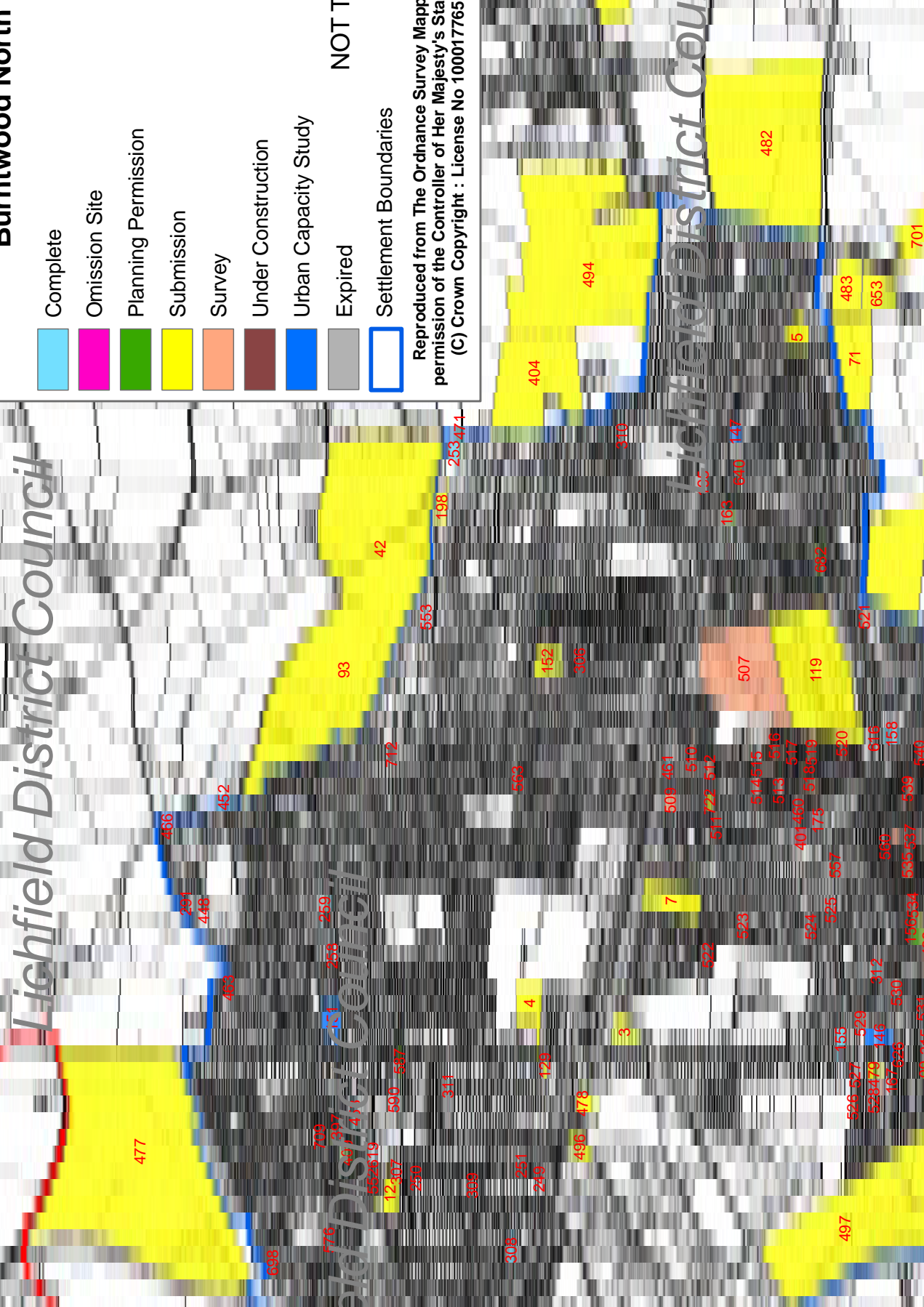
SHLAA Assessment Sites by Source Burntwood North

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Expired
- 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.

No decision has been taken to allocate 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 Burntwood North

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

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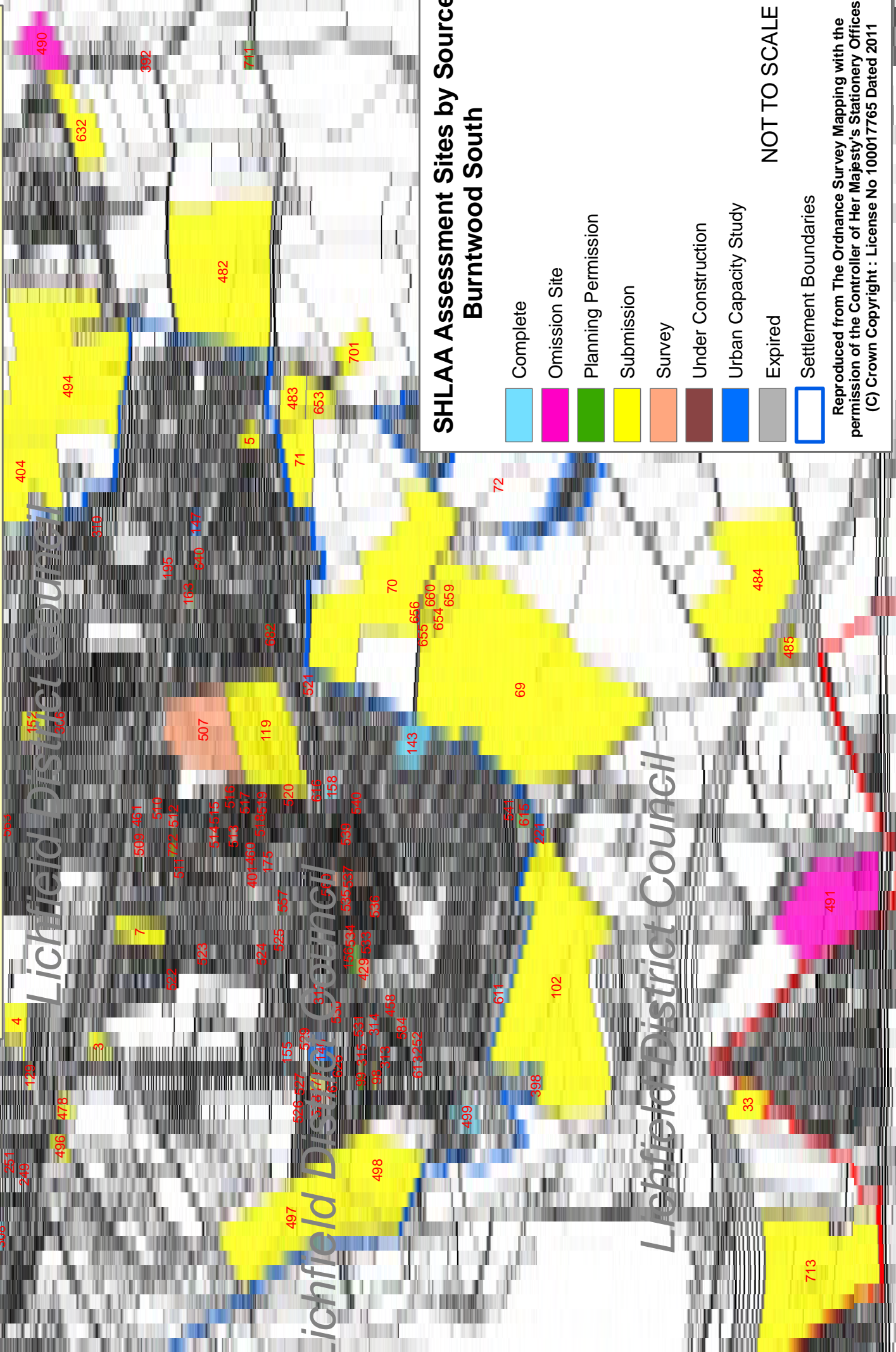
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No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



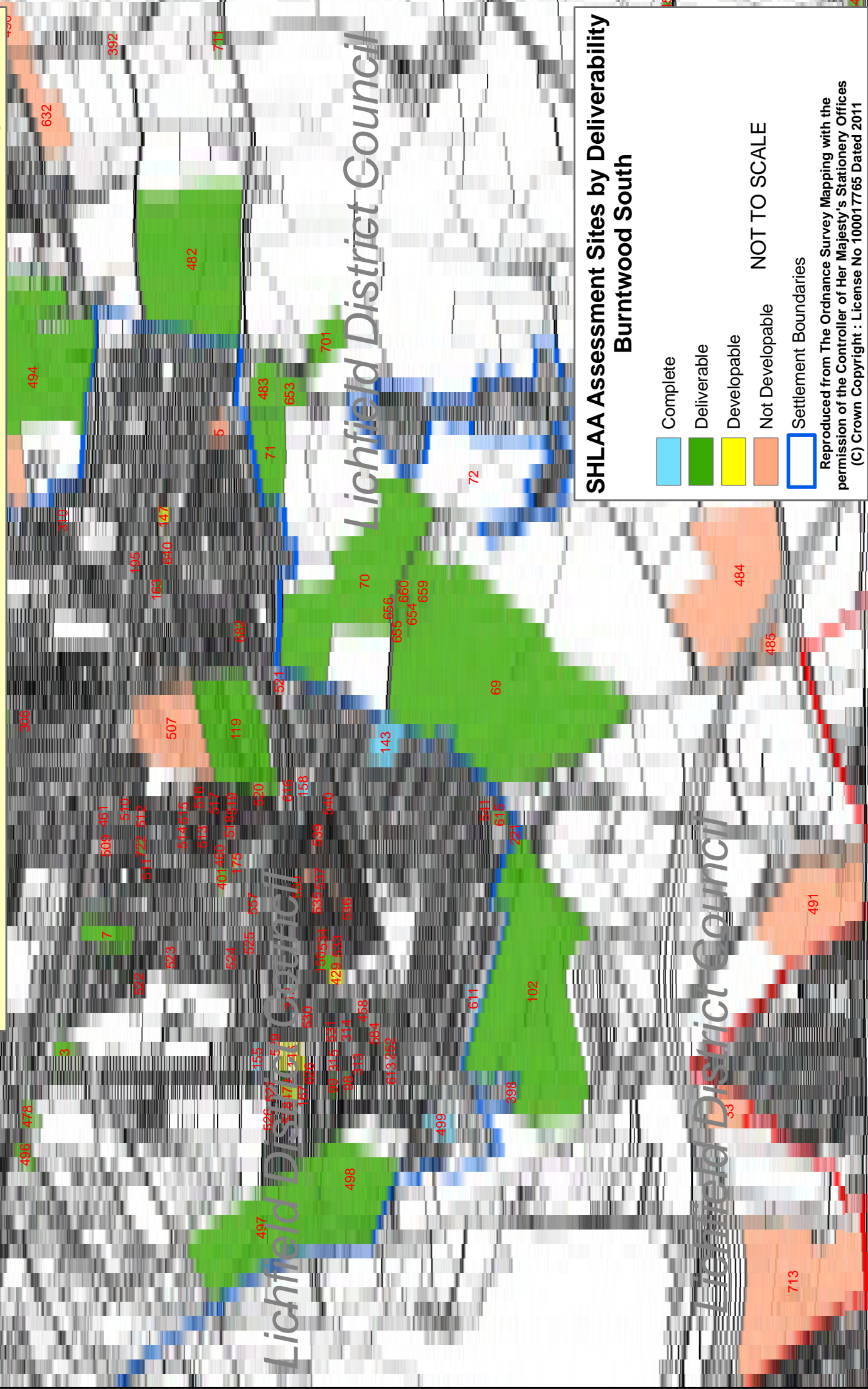
SHLAA Assessment Sites by Source Burntwood South

- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Expired
- 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 Burntwood South

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

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Burntwood

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

ID	Location	Source	Planning Application No.	Yield	Deliverability
310	Rugeley Road, rear of 45-47	Complete	03/01118/FUL	2	Complete
311	Water Street, 62	Complete	03/00676/FUL	2	Complete
312	Baker Street, 14-16	Complete	06/01066/FUL	2	Complete
313	High Street, 52/52a	Complete	06/01070/FUL	2	Complete
314	Queen Street, land rear 83-87	Complete	06/01193/REM	2	Complete
158	Travellers Rest, Chase Road, 237	Complete	07/00845/REM	9	Complete
499	Church Street, 13-19	Complete	06/00849/FUL	17	Complete
460	Springhill Road, land adj 103	Under Construction	07/00177/FUL	1	Deliverable
617	Rugeley Road, 19, Chase Terrace	Under Construction	08/01187/COU	1	Deliverable
552	Princess Street, 78A	Under Construction	08/00565/FUL	2	Deliverable
560	Summerfield Road, land adj 1	Under Construction	08/00815/FUL	2	Deliverable
712	Ogley Hay Road, 140	Under Construction	09/00781/FUL	2	Deliverable
401	Springhill Road, 90	Under Construction	08/00111/FUL	4	Deliverable
251	Princess Street, 4-6	Planning Permission Full	05/00510/FUL	1	Deliverable
471	Rugeley Road, 123	Planning Permission Full	07/00783/FUL	1	Deliverable
563	Ashmead Road, 41	Planning Permission Full	08/00145/FUL	1	Deliverable
584	Queen Street, 20B	Planning Permission Full	08/00444/FUL	1	Deliverable
587	Rugeley Road, land rear of 109 - 111	Planning Permission Full	08/00545/FUL	1	Deliverable
624	Padbury Lane, Hillside Farm	Planning Permission Full	09/00932/COU	1	Deliverable
626	High Street, 87	Planning Permission Full	09/01075/COU	1	Deliverable
640	Chase Road, Former Dental Surgery	Planning Permission Full	09/01290/COU	2	Deliverable
458	Queen Street, 32	Planning Permission Full	07/01142/FUL	3	Deliverable
682	The Centurion, 110 Chase Road	Planning Permission Full	10/00467/FUL	3	Deliverable
409	High Street, 58B	Planning Permission Full	08/00111/FUL	7	Deliverable
557	Oakdene Road, 104	Planning Permission Outline	08/01050/OUT	1	Deliverable
616	Chase Road, land adj to 236	Planning Permission Outline	09/00901/OUT	1	Deliverable
698	Kingsdown Road, land at 2,	Planning Permission Outline	10/01284/OUT	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
709	Chawner Close, land at	Planning Permission Outline	10/01414/OUT	1	Deliverable
163	Cannock Road, land rear of 21	Planning Permission Outline	06/00915/FUL	2	Deliverable
615	Hospital Road, 13 Triangle Tavern	Planning Permission Outline	10/00096/OUT	6	Deliverable
156	Queen Street, 82-84	Planning Permission Outline S106	05/00960/OUT	10	Deliverable

Table B.19

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.20

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School		Ward: Burntwood Central
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01	Density Rate (dph): 30
Yield Note: A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
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 - indicates that site is available immediately		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 -5 years		
		Proposed Yield: 30	Current Deliverability: Deliverable	

Table B.21

ID: 7		Settlement: Burntwood		Location: Maple Close, Oakdene		Ward: Chasetown			
Site Area (ha): 1.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.33	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? Yes				Currently Available? Yes		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. 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.		Achievability Notes: No known constraints			
				When is site likely to come forward?: 0 - 5 years					
				Proposed Yield: 40			Current Deliverability: Deliverable		

Table B.22

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			
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: 313			Current Deliverability: Deliverable		

Table B.23

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	

ID: 70		Settlement: Burntwood		Location: Hospital Road, east of, area 2		Ward: Hammerwich	
<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>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>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>		<p>Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 187		Current Deliverability: Deliverable	

Table B.24

ID: 71		Settlement: Burntwood		Location: Norton Lane, south of, area 4		Ward: Hammerwich	
Site Area (ha): 2.78		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha):	
Density Rate (dph):							
Yield Note: yield proposed by agent for this parcel as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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>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>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>		<p>Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 79		Current Deliverability: Deliverable	

Table B.25

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	

ID: 98		Settlement: Burntwood	Location: High Street, 51-55	Ward: Chasetown
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.26

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.27

ID: 102		Settlement: Burntwood	Location: Highfields Road, land off	Ward: Chasetown
Site Area (ha): 23.77	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.75	Density Rate (dph): 40
Yield Note: The developer proposes 500 homes on part of site with remainder used for recreation zone uses in accordance with FOM and BEA and a burial ground. Proposing 40% affordable housing.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the 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		

ID: 102	Settlement: Burntwood	Location: Highfields Road, land off	Ward: Chasetown
		Proposed Yield: 500	Current Deliverability: Deliverable

Table B.28

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.29

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
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.30

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
Yield Note: based on pre-app scheme submitted			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes

ID: 152	Settlement: Burntwood	Location: The Greyhound PH	Ward: All Saints
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.31

ID: 198	Settlement: Burntwood	Location: Rake Hill, land adj 15	Ward: Highfield
Site Area (ha): 0.3	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.3
Yield Note: based on application 11/00477/FUL which is currently being considered			
Currently Suitable? Yes		Currently Available? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within BEA and FOM and contributions to these projects may be required.		Currently Achievable? Yes	
		Availability Notes: Planning application currently being considered.	
		Achievability Notes: No known constraints	
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 7	Current Deliverability: Deliverable

Table B.32

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):
Yield Note: yield proposed by agent, 2 floors of 10 apartments considered to be acceptable in this location			
Currently Suitable? Yes		Currently Available? 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.		Currently Achievable? Yes	
		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.33

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):			

ID: 479	Settlement: Burntwood	Location: High Street, 103	Ward: Chasetown
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.34

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
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.35

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
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.36

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.37

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
<p>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.</p> <p>Further investigation of Coal Subsidence area may be required.</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.</p>	marketed but has been promoted by the owner/agent.		
	When is site likely to come forward?: 0 - 5 years		
	Proposed Yield: 17	Current Deliverability: Deliverable	

Table B.38

ID: 497	Settlement: Burntwood	Location: Burntwood Bypass, land east of	Ward: Chasetown	
Site Area (ha): 10.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.78	Density Rate (dph): 40
Yield Note: Yield includes proposal for both sites 497 and 498				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>SBI has been identified within site, and further work is being undertaken in relation to this.</p> <p>Site falls within BEA and FOM and contributions to these projects may be required.</p>		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: 428	Current Deliverability: Deliverable	

Table B.39

ID: 498	Settlement: Burntwood	Location: Church Street, land north of	Ward: Chasetown	
Site Area (ha): 7.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.38	Density Rate (dph): 40
Yield Note: Yield included under site 497				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>SBI has been identified within site, and further work is being undertaken in relation to this.</p> <p>Site falls within BEA and FOM and contributions to these projects may be required.</p>		Availability Notes: No known constraints		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: Yield included under site 497	Current Deliverability: Deliverable	

Table B.40

ID: 653		Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich	
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30			
Yield Note: indicative using 80% at 30 dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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: 24		Current Deliverability: Deliverable	

Table B.41

ID: 654		Settlement: Burntwood		Location: Copsy Nook Lane, 11 The Neuk		Ward: Hammerwich	
Site Area (ha): 0.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.42	Density Rate (dph): 30			
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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: 12		Current Deliverability: Deliverable	

Table B.42

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	Density Rate (dph): 30			
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p>				<p>Availability Notes: Site not currently for sale or being</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 655	Settlement: Burntwood	Location: Copsy Nook Lane, The Bungalow	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 3 agricultural land may need justification.</p>		<p>Proposed Yield: 9</p>	<p>Current Deliverability: Deliverable</p>

Table B.43

ID: 656	Settlement: Burntwood	Location: Copsy Nook Lane, Sunnyside	Ward: Hammerwich
<p>Site Area (ha): 0.07</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.07</p>
<p>Yield Note: indicative using 100% at 30dph - 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.</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: 2</p>	<p>Current Deliverability: Deliverable</p>

Table B.44

ID: 657	Settlement: Burntwood	Location: Copsy Nook Lane, 9	Ward: Hammerwich
<p>Site Area (ha): 0.06</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.06</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.</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: 2</p>	<p>Current Deliverability: Deliverable</p>

Table B.45

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.46

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>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>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 16		Current Deliverability: Deliverable	

Table B.47

ID: 660		Settlement: Burntwood		Location: Copsy Nook Lane, 1		Ward: Hammerwich	
Site Area (ha): 0.28	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.28	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>Availability Notes: Site not currently for sale or being</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 660	Settlement: Burntwood	Location: Copsy Nook Lane, 1	Ward: Hammerwich
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.		marketed but has been promoted by the owner/agent.	
Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification.		When is site likely to come forward?: 0 - 5 years	Proposed Yield: 8
		Current Deliverability: Deliverable	

Table B.48

ID: 722	Settlement: Burntwood	Location: Springhill Road, 38 & 40, Burntwood	Ward: Summerfield
Site Area (ha): 0.068	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.068
Yield Note: planning application currently being considered for the conversion of 2 dwellings in to 4 flats			
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: Planning application currently being considered.	
		Achievability Notes: No known constraints.	
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 2	Current Deliverability: Deliverable

Table B.49

ID: 7	Settlement: Burntwood	Location: Maple Close	Ward: Chasetown
Site Area (ha): 1.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.33
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement. 30 dph @ 80%			
Currently Suitable? No		Currently Available? No	
		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of 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.50

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):			

ID: 12		Settlement: Burntwood		Location: Eastgate Street, The Abattoir		Ward: Chase Terrace	
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.	
				Proposed Yield: 45		Current Deliverability: Developable	

Table B.51

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	
				Proposed Yield: 11		Current Deliverability: Developable	

Table B.52

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	

ID: 147	Settlement: Burntwood	Location: Swan Island, Garage Site	Ward: All Saints
		Proposed Yield: 8	Current Deliverability: Developable

Table B.53

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
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.54

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

Table B.55

ID: 221	Settlement: Burntwood	Location: Highfields Road 165A, Chasetown	Ward: Chasetown
Site Area (ha): 0.02	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.02
Yield Note: based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted.		Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints

ID: 221	Settlement: Burntwood	Location: Highfields Road 165A, Chasetown	Ward: Chasetown
			When is site likely to come forward?: 6 - 10 years
		Proposed Yield: 1	Current Deliverability: Developable

Table B.56

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

Table B.57

ID: 260	Settlement: Burntwood	Location: St Josephs Church, Chasetown	Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05
Yield Note: based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted.		Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.58

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
Yield Note: 50dph used due to size and location of the site			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes

ID: 420	Settlement: Burntwood	Location: Cannock Road, land to the west of 193	Ward: Chase Terrace
Suitability Notes: Within a sustainable settlement. Coal subsidence area may need investigation. 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: Unknown interest	Achievability Notes: None identified
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 5	Current Deliverability: Developable

Table B.59

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.60

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
Yield Note: A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities. Site falls within 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: The PCT have indicated that it is a preferred location for a health centre.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 17	Current Deliverability: Not Developable

Table B.61

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			

ID: 42		Settlement: Burntwood		Location: Rake Hill		Ward: Highfield	
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	
<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>	
				Proposed Yield: 122		Current Deliverability: Not Developable	

Table B.62

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	
Yield Note: 40dph@60% has been used. However, agent proposes 500 but no scheme provided to demonstrate.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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>	
				Proposed Yield: 445		Current Deliverability: Not Developable	

Table B.63

ID: 404		Settlement: Burntwood		Location: Rugeley Road, land to the east of		Ward: Highfield	
Site Area (ha): 6.2		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 6.2	
Density Rate (dph): 40							

ID: 404	Settlement: Burntwood	Location: Rugeley Road, land to the east of	Ward: Highfield
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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>	
	When is site likely to come forward?: -		
	Proposed Yield: 149	Current Deliverability: Not Developable	

Table B.64

ID: 477	Settlement: Burntwood	Location: Bleak House Farm	Ward: Chase Terrace
Site Area (ha): 28.91	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 28.91
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the 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>	
	When is site likely to come forward?: -		
	Proposed Yield: 694	Current Deliverability: Not Developable	

Table B.65

ID: 507	Settlement: Burntwood	Location: Mount Road Industrial Estate	Ward: Summerfield
Site Area (ha): 10.27	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 10.27
Yield Note: 40dph@60% has been used.			

ID: 507		Settlement: Burntwood	Location: Mount Road Industrial Estate	Ward: Summerfield
Currently Suitable? Yes		Currently Available? No		Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services, 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>
When is site likely to come forward?: -				
		Proposed Yield: 246		Current Deliverability: Not Developable

Table B.66

ID: 632		Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
Site Area (ha): 2.99	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 40
Yield Note: 40dph@60% has been used.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? <i>No</i>
<p>Suitability Notes: Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>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: Unknown how measures to improve sustainability would impact upon viability.</p>
When is site likely to come forward?: -				
		Proposed Yield: 72		Current Deliverability: Not Developable

Table B.67

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
509	Cedar Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	7
510	Glenmore Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
511	Cedar Road, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
512	Glenmore Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
513	Woodland Way, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
514	Mossbank Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
515	Thistledown Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
516	Thistledown Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
517	Thistledown Avenue, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
518	Leafenden Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
519	Keepers Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
520	Russett Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	6
521	Chase Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
522	Sycamore Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
523	Poplar Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
524	Laburnum Grove, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

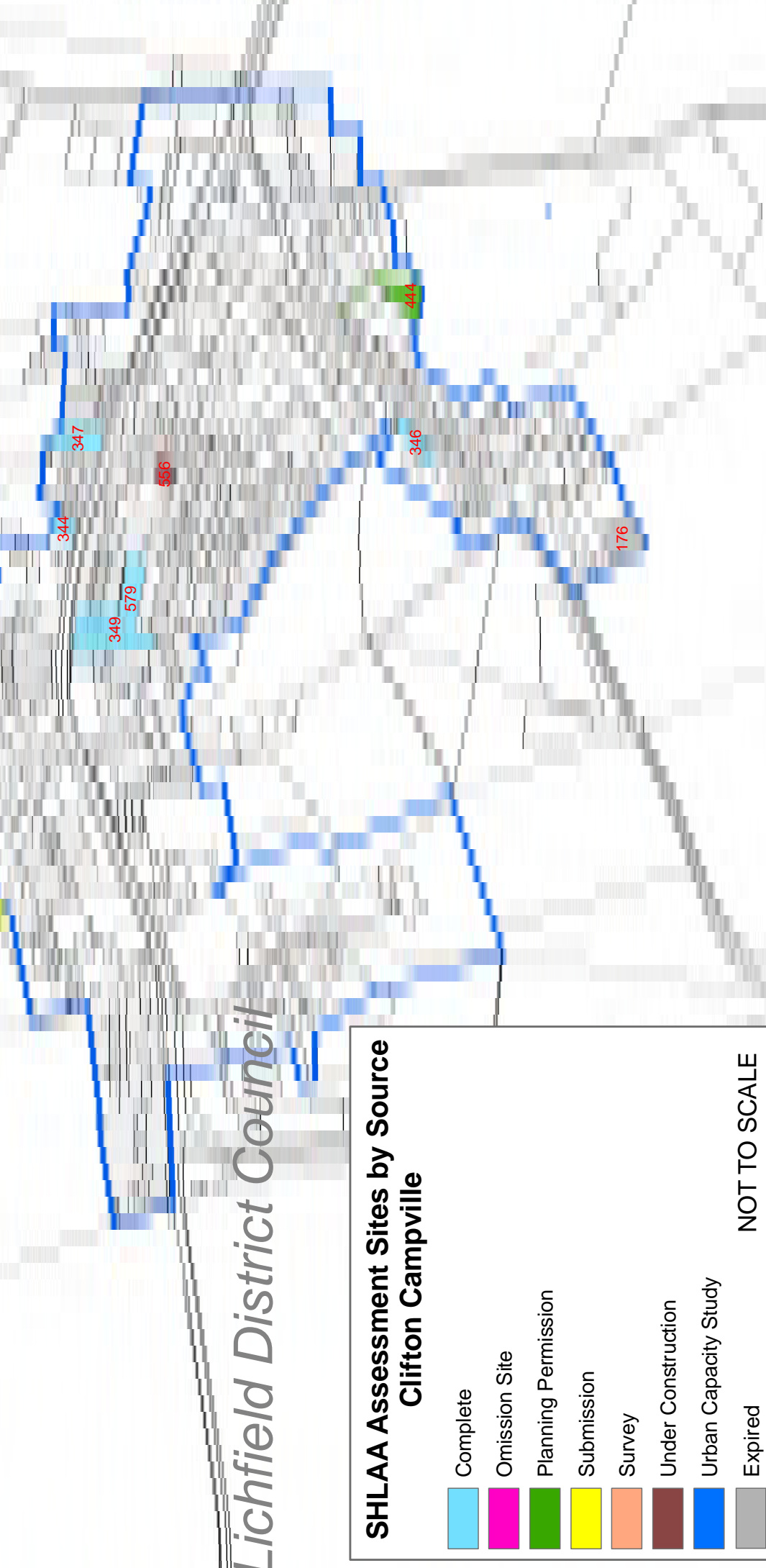
ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
525	Laburnum Grove, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
526	Hill Street, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
527	Hill Street, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
528	Hill Street, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
529	Ash Grove, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
530	Cottage Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
531	Edwards Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
532	Cottage Lane, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
533	Avon Road	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
534	Queen Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
535	Summerfield Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
536	Newgate Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
537	Grange Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	5

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
538	Foxhills Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
539	Manor Rise, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
540	Manor Rise, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
541	Hospital Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

Table B.68

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

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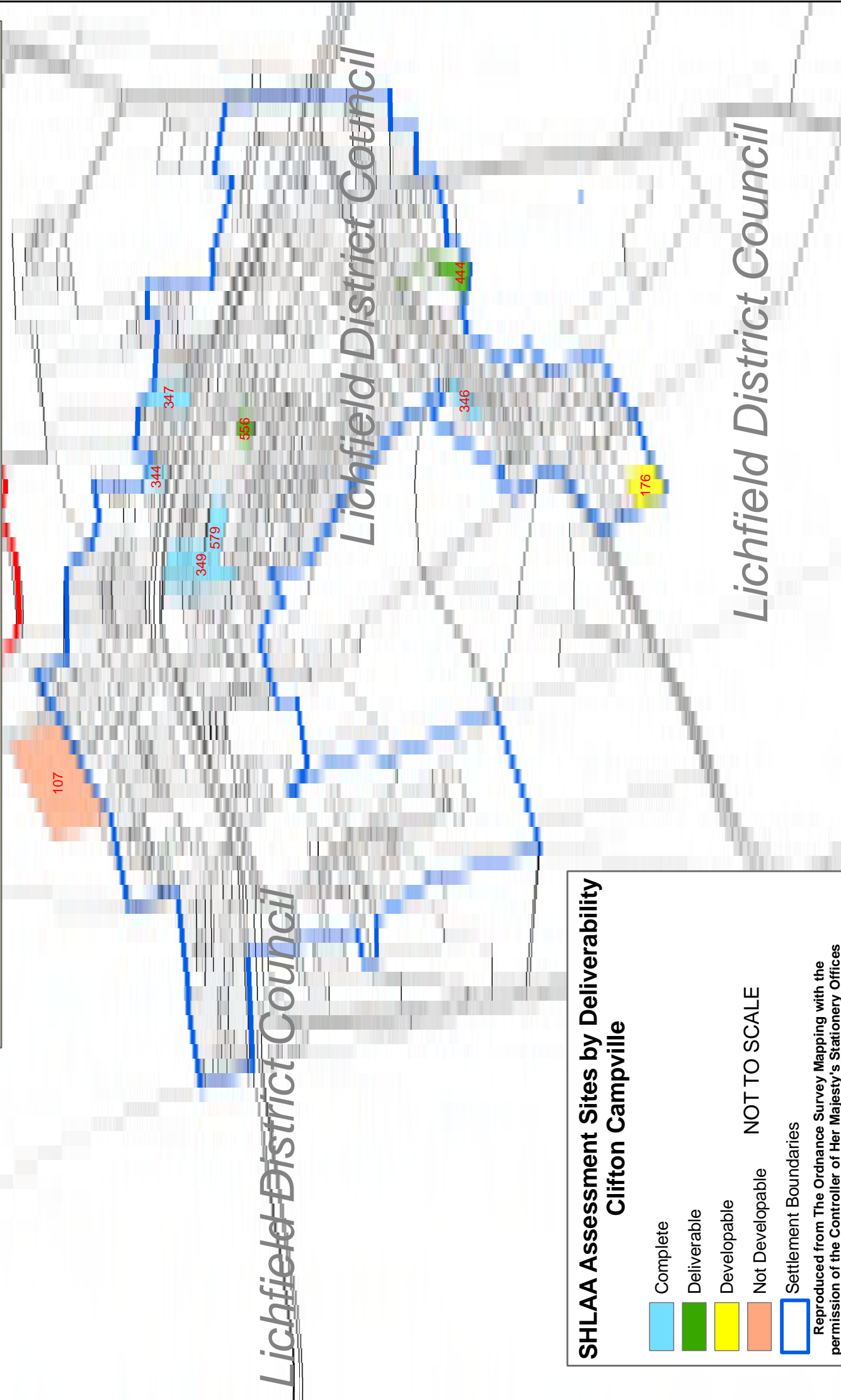
SHLAA Assessment Sites by Source Clifton Campville

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

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SHLAA Assessment Sites by Deliverability
Clifton Campville

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

NOT TO SCALE

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Clifton Campville

ID	Location	Source	Planning Application No.	Yield	Deliverability
347	Main Street, 127-129	Complete	07/01256/OUT	1	Complete
579	Main Street, land adj 94A	Complete	09/00259/FUL	1	Complete
344	Main Street, 117	Complete	02/01029/FUL	1	Complete
346	Hill Top Farm Cottage, land adj	Complete	03/00909/FUL	1	Complete
349	Main Street, 96	Complete	03/00097/FUL	1	Complete
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

Table B.69

ID: 176		Settlement: Clifton Campville		Location: The Chestnuts, Hillview		Ward: Mease and Tame			
Site Area (ha): 0.08		Source: Expired		Proposal: Residential		Size of Proposed Residential (ha): 0.08		Density Rate (dph):	
Yield Note: Yield based on previous planning application which has now expired									
Currently Suitable? No					Currently Available? No			Currently Achievable? Yes	
Suitability Notes: The site is within the settlement boundary and planning permission has previously been granted.					Availability Notes: Planning permission has now expired			Achievability Notes: No known constraints	
					When is site likely to come forward?: -				
					Proposed Yield: 2			Current Deliverability: Not Developable	

Table B.70

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	
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would contribute to sustainable communities.					Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.			Achievability Notes: Unknown how	










ID: 107	Settlement: Clifton Campville	Location: Lullington Road	Ward: Mease and Tame
<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>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>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 10</p>	<p>Current Deliverability: Not Developable</p>

Table B.71

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

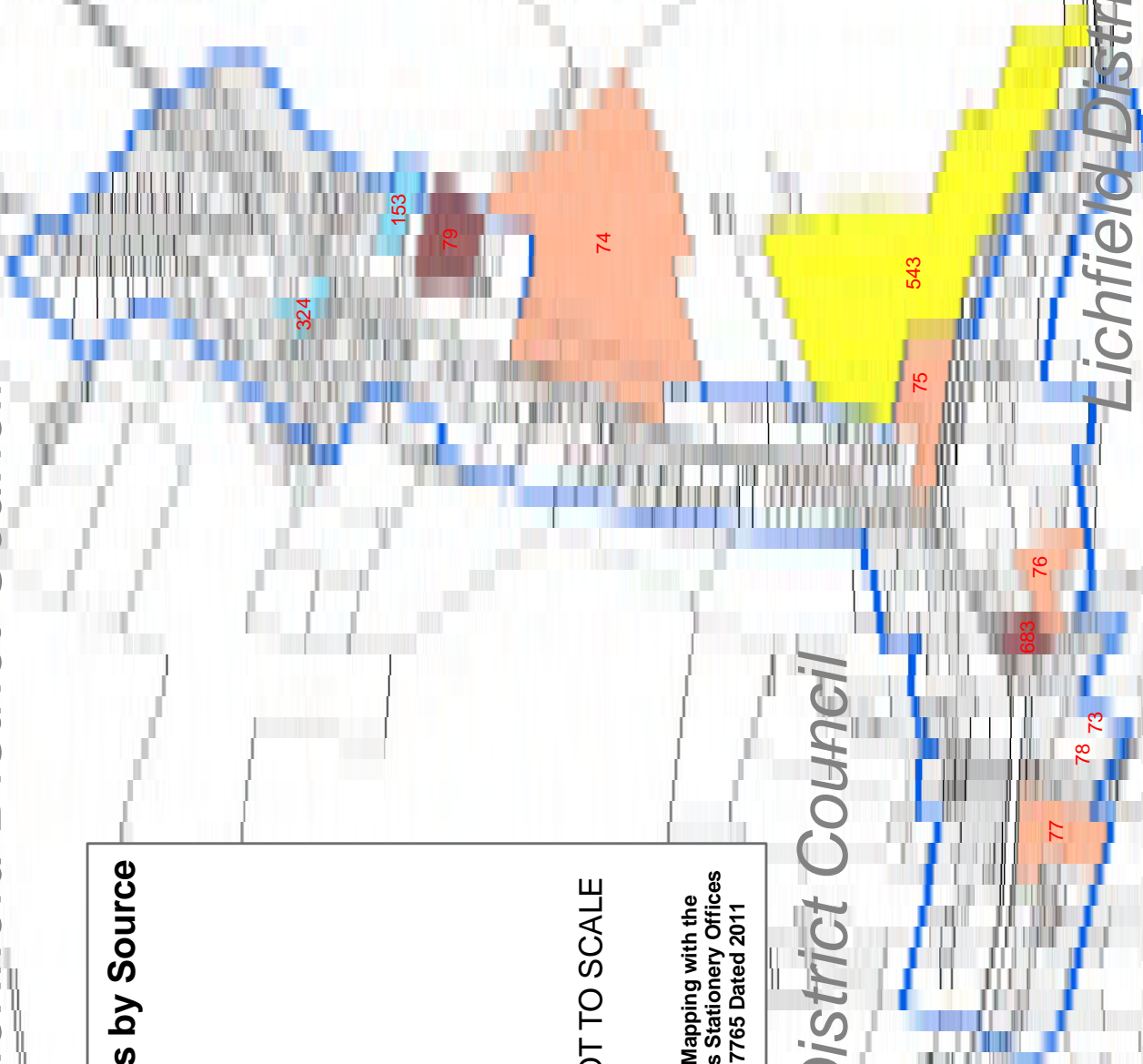
Lichfield District Council

SHLAA Assessment Sites by Source
Colton

	Complete
	Omission Site
	Planning Permission
	Submission
	Survey
	Under Construction
	Urban Capacity Study
	Expired
	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
Colton

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

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324

153

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543

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683

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Colton

ID	Location	Source	Planning Application No.	Yield	Deliverability
153	High Street, Littlehay Manor Farm	Complete	07/01159/FUL	5	Complete
324	Ye Olde Dun Cow, Colton	Complete	06/00036/FUL	2	Complete
79	High Street, Littlehay Manor Farm (barns)	Under Construction	08/01142/COU	5	Deliverable
683	Bellamour Way, Croft House	Under Construction	10/00861/FUL	1	Deliverable

Table B.72

ID: 74		Settlement: Colton		Location: High Street		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 2.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.25	Density Rate (dph): 30			
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement. TPO may affect design and yield.							
Currently Suitable? No			Currently Available? No		Currently Achievable? No		
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>			<p>Availability Notes: Owner not looking to develop at present.</p>		<p>Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.</p>		
			When is site likely to come forward?: -				
			Proposed Yield: 40		Current Deliverability: Not Developable		

Table B.73

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	Density Rate (dph): 30			
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>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: 543	Settlement: Colton	Location: High Street, land rear Aspley House	Ward: Colton and Mavesyn Ridware
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.			measures to improve sustainability would impact on viability.
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.		When is site likely to come forward?: -	
		Proposed Yield: 42	Current Deliverability: Not Developable

Table B.74

ID: 75	Settlement: Colton	Location: High Street, 2	Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.32	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.32
Density Rate (dph):			
Yield Note: Two dwellings in rear garden. TPO may affect design and yield.			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
Suitability Notes: The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would contribute to sustainable communities. Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 Agricultural Land may need justification.		Availability Notes: No indication that site is available.	Achievability Notes: Suitable access will be required.
		When is site likely to come forward?: -	
		Proposed Yield: 2	Current Deliverability: Not Developable

Table B.75

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 Developable

Table B.76

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 Developable			

Table B.77

No decision has been taken to allocate 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 Drayton Bassett

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

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SHLAA Assessment Sites by Deliverability
Drayton Bassett

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

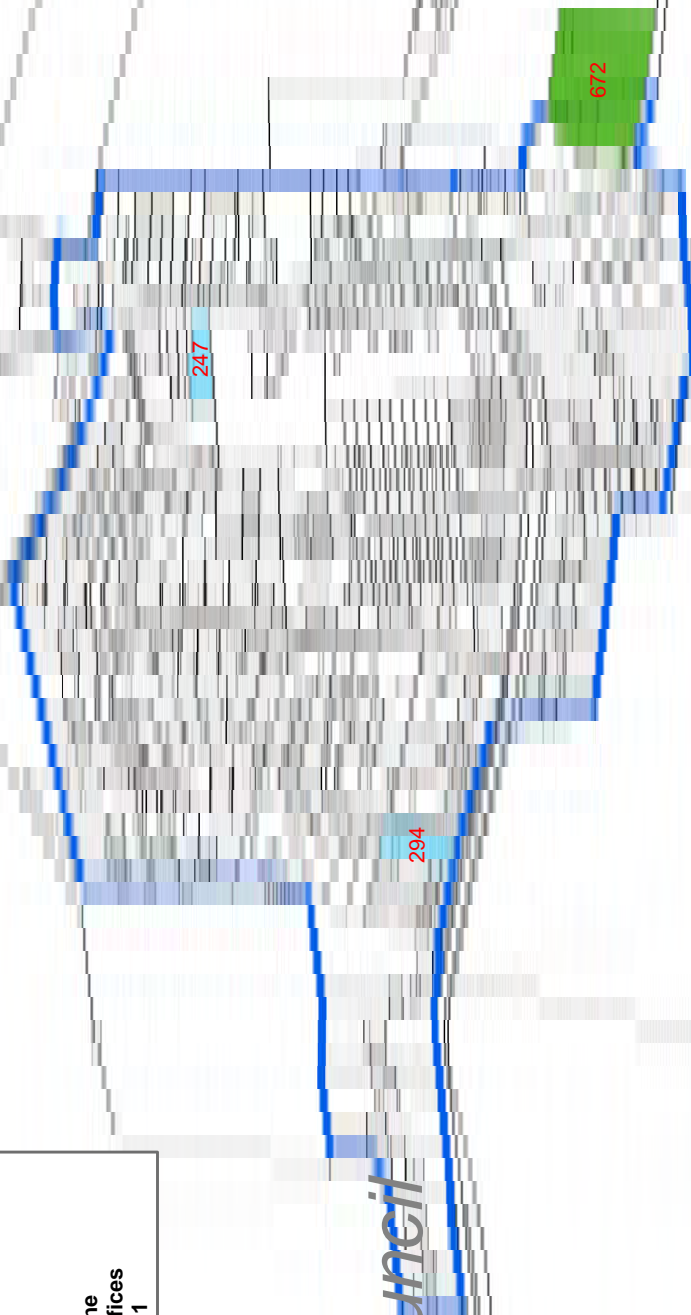
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Drayton Bassett

ID	Location	Source	Planning Application No.	Yield	Deliverability
247	Post Office, Drayton Bassett	Complete	06/00255/COU	1	Complete
294	Drayton Lane, 53	Complete	05/00243/FUL	1	Complete

Table B.78

SHLAA Assessment Sites by Source East of Rugeley



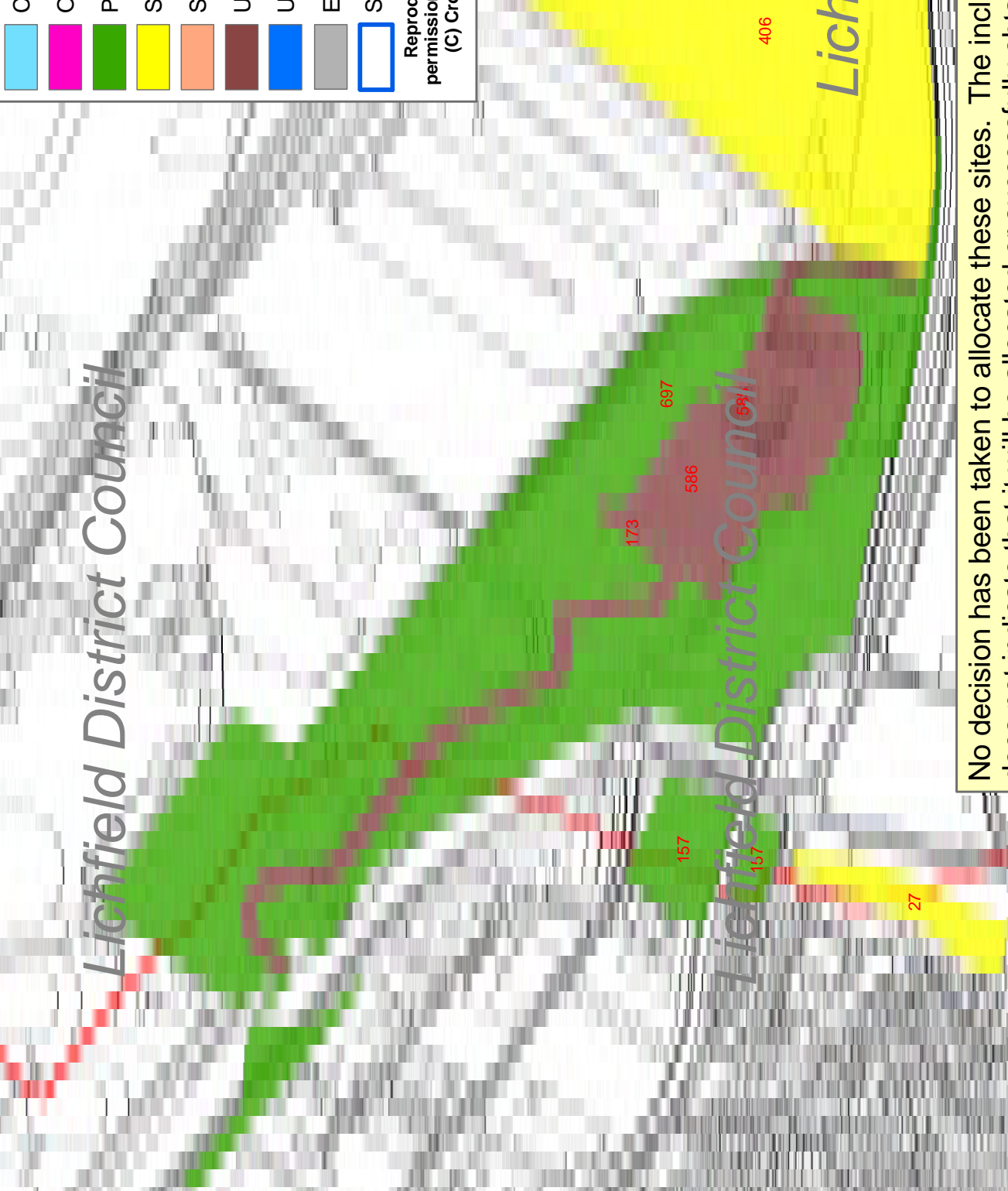
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27

157

173

586

697

591

406

651

SHLAA Assessment Sites by Deliverability East of Rugeley

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

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East of Rugeley

ID	Location	Source	Planning Application No.	Yield	Deliverability
586	Rugeley ERZ (phase 2a) Barratt Homes	Under Construction	08/00387/REMM	79	Deliverable
585	Rugeley ERZ (Phase 1) Persimmon Homes	Under Construction	09/00991/REMM	81	Deliverable
697	Rugeley ERZ (Phase 2B) Barratt Homes	Planning Permission Full	10/00420/REMM	72	Deliverable
173	Rugeley ERZ	Planning Permission Outline	03/00627/OUTM	368	Deliverable
157	Rugeley ERZ Local Centre	Planning Permission Outline S106	04/00406/OUT	80	Deliverable

Table B.79

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	
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	
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. 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. 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. 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. Land for access is yet to be purchased.		Achievability Notes: Suitable access required through land outside owners control, not considered by agent to affect viability.	
				When is site likely to come forward?: 11-15 years			
				Proposed Yield: 15		Current Deliverability: Developable	

Table B.80

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	
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>	

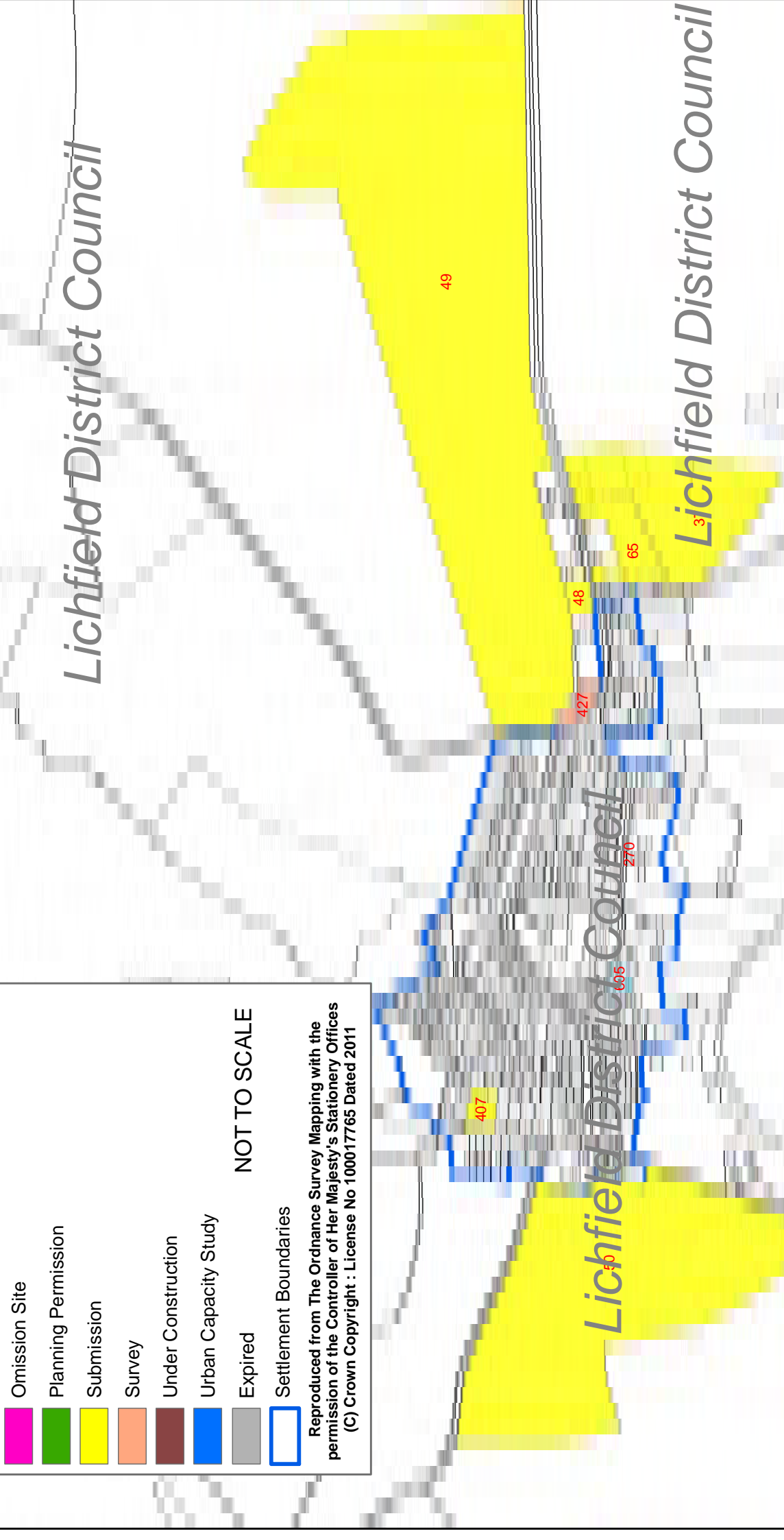
Table B.81

SHLAA Assessment Sites by Source Edingale

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

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SHLAA Assessment Sites by Deliverability Edingale

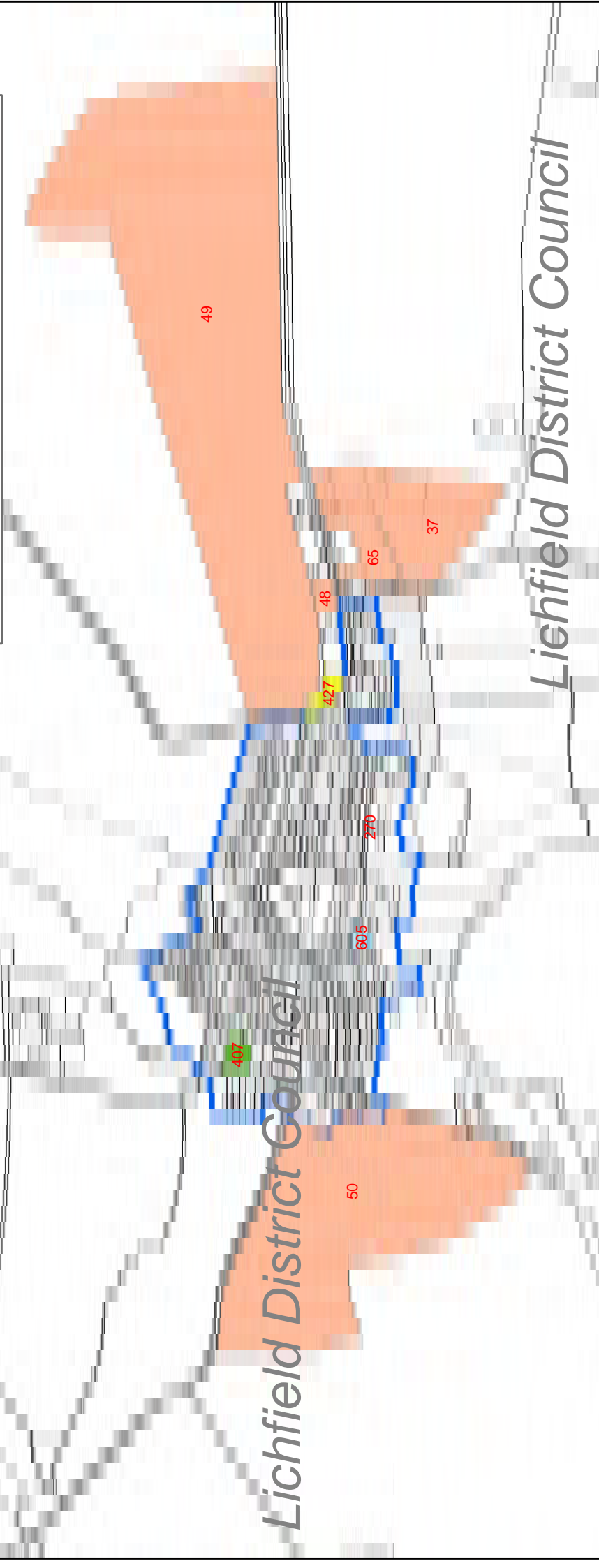
- Complete
 - Deliverable
 - Developable
 - Not Developable
 - Settlement Boundaries
- NOT TO SCALE

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Edingale

ID	Location	Source	Planning Application No.	Yield	Deliverability
605	Hollows End, Church Hollow	Complete	09/00473/FUL	1	Complete

Table B.82

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?: 0 - 5 years		
		Proposed Yield: 4		Current Deliverability: Deliverable

Table B.83

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>Further investigation of Coal Subsidence area may be required.</p> <p>Impact on SBI may need further investigation. An SSSI is within 1km.</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		
		Proposed Yield: 4		Current Deliverability: Developable

Table B.84

ID: 37	Settlement: Edingale	Location: Lullington Road		Ward: Mease and Tame
Site Area (ha): 2.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.08	Density Rate (dph): 30
Yield Note: A dph rate of 30 @60% has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
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 Developable

Table B.85

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	Density Rate (dph): 30
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 Developable

Table B.86

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				

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road	Ward: Mease and Tame
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. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site 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 - measures to improve sustainability may impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 262	Current Deliverability: Not Developable

Table B.87

ID: 50	Settlement: Edingale	Location: Croxall Road, Mary Howard Primary	Ward: Mease and Tame
Site Area (ha): 7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7
Yield Note: 30dph @ 60% to reflect existing character and grain of settlement			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <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. Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). Strategic Flood Risk Assessment may be required.</p> <p>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.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown - measures to improve sustainability and SFRA may impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 126	Current Deliverability: Not Developable

Table B.88

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
Site Area (ha): 0.52	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.52
Yield Note: 30dph @ 80% to reflect existing character and grain of nearby settlement although 8 proposed.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of 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. Further investigation of Coal Subsidence area may be required.</p> <p>An SSSI and SBI 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: 12</p>	<p>Current Deliverability: Not Developable</p>

Table B.89

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SHLAA Assessment Sites by Source Elford



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133

702

686

362

489

86

35

597






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Lichfield District Council

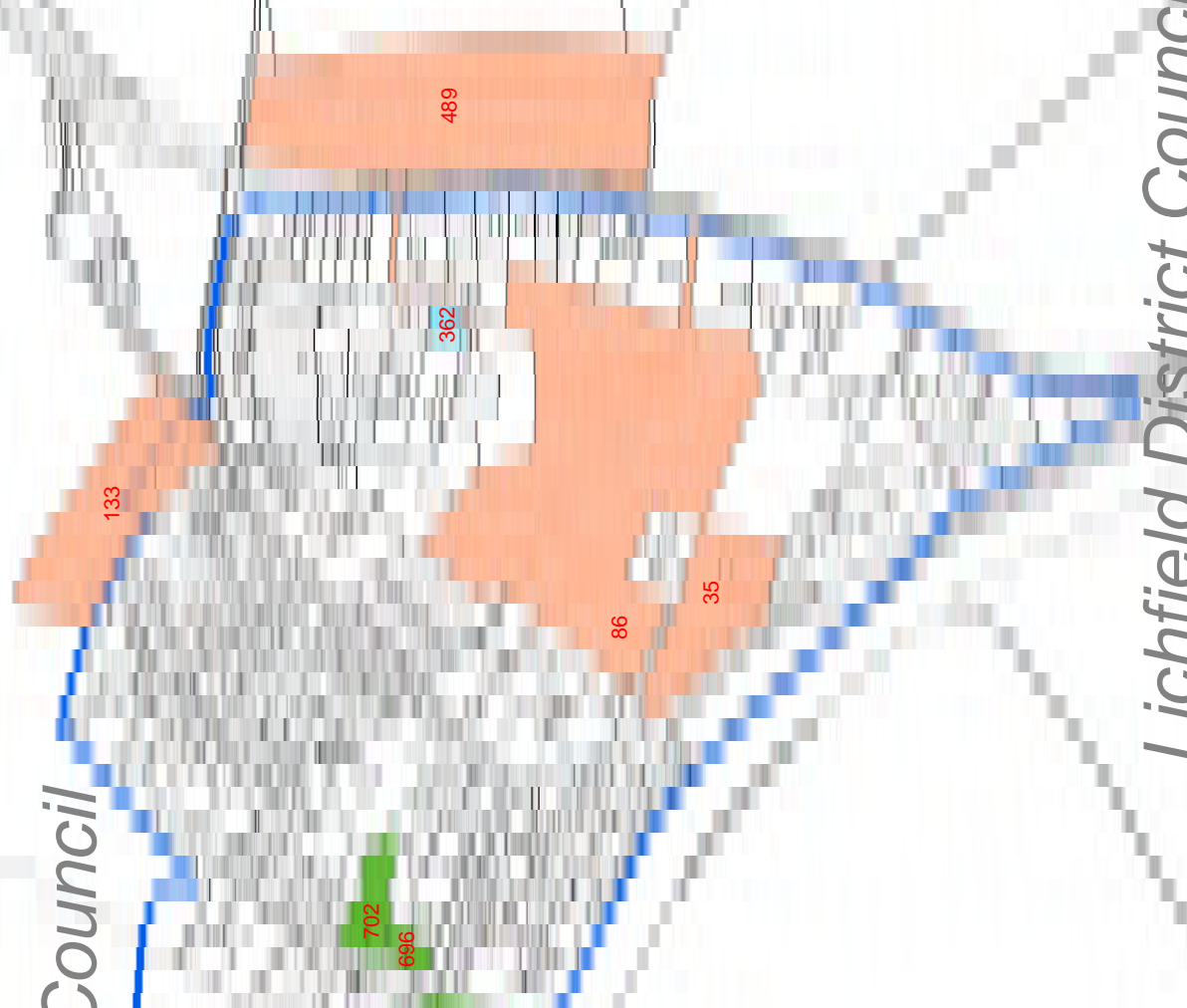
Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability Elford

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

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Elford

ID	Location	Source	Planning Application No.	Yield	Deliverability
362	Eddies Lane, land adj 2	Complete	05/00301/FUL	1	Complete
597	Church Road, The Rectory	Planning Permission Full	08/00857/FUL	1	Deliverable
696	The Square, Former Post Office	Planning Permission Full	10/01148/COU	1	Deliverable
702	The Square, The Crown Inn	Planning Permission Full	10/01110/FUL	3	Deliverable

Table B.90

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 Developable		

Table B.91

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?: -				

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

Table B.92

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

Table B.93

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

Table B.94

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

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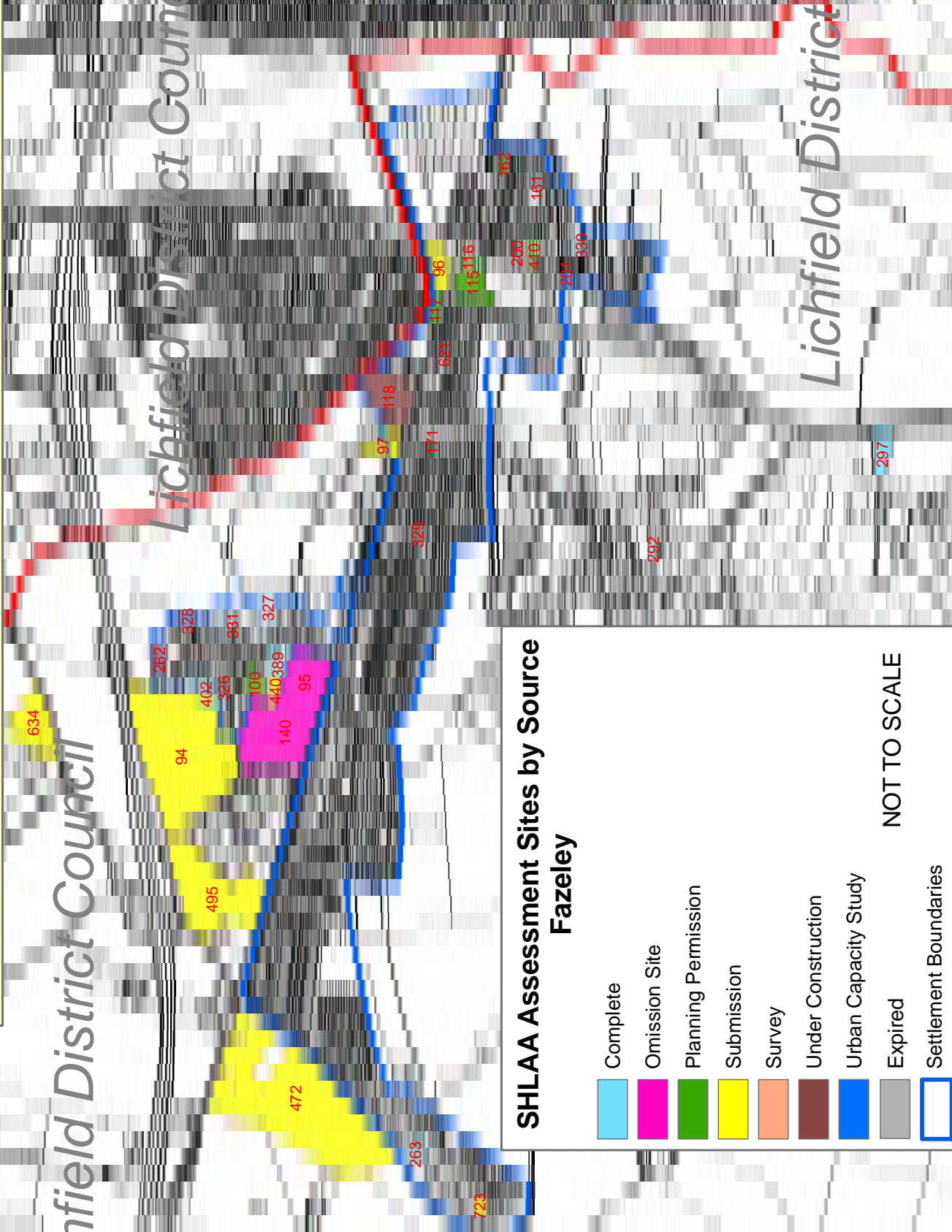
Lichfield District Council

SHLAA Assessment Sites by Source Fazeley

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

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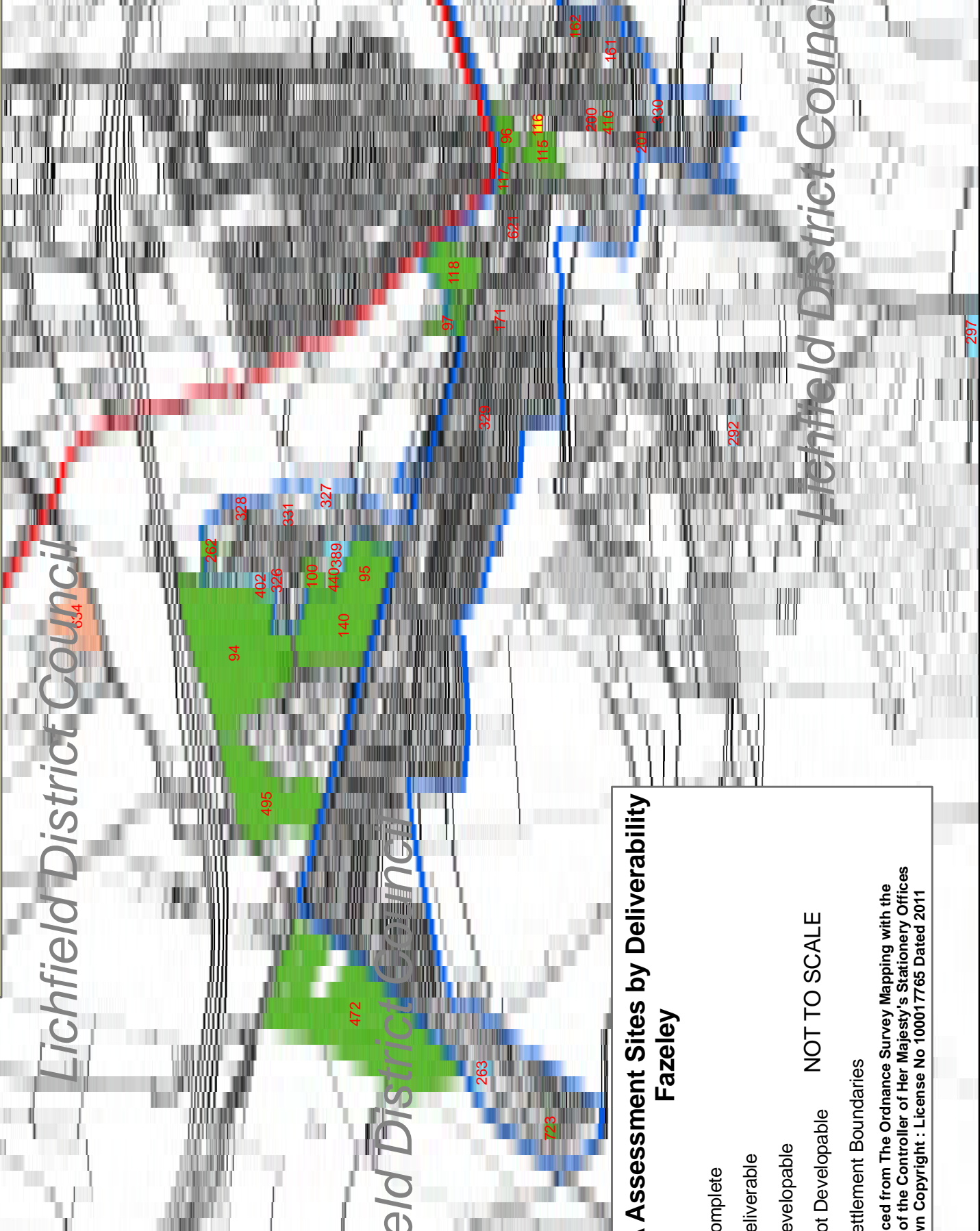
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SHLAA Assessment Sites by Deliverability Fazeley

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

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Fazeley

ID	Location	Source	Planning Application No.	Yield	Deliverability
327	Orchard House, land at	Complete	01/00738/FUL	1	Complete
389	Park Lane, The Dower House	Complete	01/00776/FUL	1	Complete
621	Victoria Drive, 6	Complete	09/00969/COU	1	Complete
263	Sutton Road, 125	Complete	07/00373/FUL	3	Complete
262	Stud Farm Drive, 9	Complete	06/00355/REM	1	Complete
292	Arcadia, Drayton Manor Drive	Complete	04/00480/FUL	1	Complete
326	The Green, 15	Complete	01/00872/FUL	1	Complete
328	Park Lane, 75, Bonehill	Complete	03/00389/FUL	1	Complete
330	Brook End, 40	Complete	06/00922/FUL	1	Complete
331	Bonehill House	Complete	07/01157/FUL	1	Complete
161	Brook End, Garage Court, rear 41-43	Complete	08/00775/FUL	2	Complete
329	Deer Park Road, land rear of 31 & 32	Complete	06/01064//FUL	2	Complete
402	The Green, land rear of 17a, 17, 21	Complete	07/00416/FUL	4	Complete
118	Laurel House	Under Construction	05/01140/OUTM & 08/00422/REMM	77	Deliverable
200	Coleshill Street, 59	Planning Permission Full	05/00881/FUL	2	Deliverable
410	Coleshill Street, 61	Planning Permission Full	08/01026/FUL	5	Deliverable
117	The Boathouse	Planning Permission Full	07/00073/FULM	14	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.95

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.							

ID: 94	Settlement: Fazeley	Location: Aldin Cloase, land off, Mile Oak	Ward: Fazeley
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>		<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: 198	Current Deliverability: Deliverable

Table B.96

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
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>		<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: 62	Current Deliverability: Deliverable

Table B.97

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
Yield Note: 50dph @ 80% has been used as it is felt a high density can be achieved on this site but there is a need to also provide a suitable mix. A higher yield may be possible as application for 104 refused.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<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: Developer has not</p>

ID: 96	Settlement: Fazeley	Location: Fazeley Saw Mill, Timber Yard	Ward: Fazeley
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.			demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.98

ID: 97	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley	
Site Area (ha): 0.48	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: pre-app discussions taking place with proposed yield of 28. Likely to reduce with revised plans to accommodate increase in amenity space.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints, pre app discussions ongoing. Further work required, considered that commencement not imminent.
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.		When is site likely to come forward?: 0 - 5 years		
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.		Proposed Yield: 25	Current Deliverability: Deliverable	

Table B.99

ID: 140	Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley	
Site Area (ha): 5.22	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.29	Density Rate (dph): 40
Yield Note: Area for residential omits size of site ID 95. 40dph@60% to reflect existing character and grain of nearby				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
Within Green Belt. 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: 140	Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley
Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. Site has potential for protected species.		Proposed Yield: 79	Current Deliverability: Deliverable

Table B.100

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
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: If access can be achieved then no known constraints.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 7	Current Deliverability: Deliverable

Table B.101

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
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 a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, restoration of Listed Building requires development at rear. 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.		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: 255	Current Deliverability: Deliverable

Table B.102

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			

ID: 495		Settlement: Fazeley		Location: Land west of Sir Robert Peel Hospital		Ward: Fazeley	
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>				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: 102		Current Deliverability: Deliverable	

Table B.103

ID: 723		Settlement: Fazeley		Location: Gainsborough Drive, 1, Mile Oak		Ward: Fazeley	
Site Area (ha): 0.15		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.15	
Yield Note: Planning application currently being considered for 2 dwellings							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.</p>				Availability Notes: Planning application currently submitted		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.104

ID: 116		Settlement: Fazeley		Location: Petrol Station		Ward: Fazeley	
Site Area (ha): 0.13		Source: Survey		Proposal: Residential		Size of Proposed Residential (ha): 3.5	
Yield Note: Based on conversion of part of LB and construction of new flats							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<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>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.</p>				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			

ID: 116	Settlement: Fazeley	Location: Petrol Station	Ward: Fazeley
			Proposed Yield: 10
			Current Deliverability: Developable

Table B.105

ID: 201	Settlement: Fazeley	Location: Coleshill Street, 85	Ward: Fazeley
Site Area (ha): 0.03	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.03
Yield Note: Yield based on previous planning application which has now expired.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Planning permission previously granted.		Availability Notes: Planning permission has now expired	Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.106







No decision has been taken to allocate 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 Source Fradley

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

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82

83

38

436

34

240

369

282

377

700

391

412

131

438

437

426

719

666

138

577

280

87

130

132






No decision has been taken to allocate 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 Fradley

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

NOT TO SCALE

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Fradley

ID	Location	Source	Planning Application No.	Yield	Deliverability
577	Jordan Close, 3	Complete	09/00164/FUL	3	Complete
282	Hatching Tan, Dunmore Hay Lane	Complete	02/00495/FUL	1	Complete
240	Old Hall Lane, Old Hall Farm	Under Construction	06/00471/COU	7	Deliverable
280	Worthington Road, 81	Planning Permission Full	06/01023/FUL	1	Deliverable
625	Cowhill Lane, Fox Meadow Farm	Planning Permission Full	09/01074/COU	1	Deliverable
700	Long Lane, 4	Planning Permission Full	10/01354/FUL	1	Deliverable
391	Church Lane, Church Farm	Planning Permission Outline	07/00790/OUT	1	Deliverable

Table B.107

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							
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.							
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 & BAS are within 1km and the impact on them may need further investigation. Impact on Listed Building needs consideration.				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: 300		Current Deliverability: Deliverable	

Table B.108

ID: 87		Settlement: Fradley		Location: Fradley Lane, land off		Ward: Alrewas and Fradley	
Site Area (ha): 14.57		Source: Submission		Proposal: Mixed		Size of Proposed Residential (ha): 7.18	
Density Rate (dph):							
Yield Note: Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 87	Settlement: Fradley	Location: Fradley Lane, land off		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 & 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>
		<p>When is site likely to come forward?: 0 - 5 years</p>		
		<p>Proposed Yield: 272</p>	<p>Current Deliverability: Deliverable</p>	

Table B.109

ID: 131	Settlement: Fradley	Location: Fradley Lane		Ward: Alrewas and Fradley
Site Area (ha): 1.45	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.4	Density Rate (dph): 40
<p>Yield Note: yield included under site 438. (Approx - 45 on site)</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: -</p>	<p>Current Deliverability: Deliverable</p>	

Table B.110

ID: 132	Settlement: Fradley	Location: South Fradley		Ward: Alrewas and Fradley
Site Area (ha): 3.97	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.97	Density Rate (dph): 40
<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.111

ID: 369	Settlement: Fradley	Location: Dunmore Hay Lane	Ward: Alrewas and Fradley
Site Area (ha): 0.67	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.67
Density Rate (dph): 40			
Yield Note: 40dph@80%			
Currently Suitable? Yes	Currently Available? Yes	Currently Achievable? Yes	
<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: 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: 21	Current Deliverability: Deliverable

Table B.112

ID: 412	Settlement: Fradley	Location: Fradley Lane/Church Lane	Ward: Alrewas and Fradley
Site Area (ha): 8.21	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.6
Density Rate (dph): 40			
Yield Note: yield included under site 438 (approx 158 on site)			
Currently Suitable? Yes	Currently Available? Yes	Currently Achievable? Yes	
<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: 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: -	Current Deliverability: Deliverable

Table B.113

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.114

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.115

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.116

ID: 438		Settlement: Fradley		Location: Church Lane		Ward: Alrewas and Fradley	
Site Area (ha): 10.74	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 2.69	Density Rate (dph): 40			
Yield Note: indicative at 60% at 30dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<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: 259		Current Deliverability: Deliverable	

Table B.117

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	Density Rate (dph): 24			
Yield Note: Indicative using 80% @ 40dph							
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: Multiple ownerships, but agent advises they are working together.</p>		<p>Achievability Notes: No known constraints.</p>	

ID: 666	Settlement: Fradley	Location: land off Common Lane	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 is within 1km and the impact on it may need further investigation.</p>		<p>When is site likely to come forward?: 0 - 5 years</p>	
		<p>Proposed Yield: 24</p>	<p>Current Deliverability: Deliverable</p>

Table B.118

ID: 138	Settlement: Fradley	Location: Bridge Farm	Ward: Alrewas and Fradley
<p>Site Area (ha): 6.69</p>	<p>Source: Survey</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 6.69</p>
<p>Yield Note: See also site 412 and 438. 40dph @ 60%</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>	<p>Currently Achievable? Yes</p>
<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>		<p>Availability Notes: Owner has indicated that does not wish to develop at present.</p>	<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?: 11 - 15 years</p>	
		<p>Proposed Yield: 160</p>	<p>Current Deliverability: Developable</p>

Table B.119

ID: 130	Settlement: Fradley	Location: Roman Road	Ward: Alrewas and Fradley
<p>Site Area (ha): 5.08</p>	<p>Source: Omission Site</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 5.08</p>
<p>Yield Note: 40dph@60%</p>			
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable? Yes</p>
<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>		<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>	
		<p>Proposed Yield: 122</p>	<p>Current Deliverability: Not Developable</p>

Table B.120

ID: 376		Settlement: Fradley		Location: Dunmore Hay Lane, (Site A)		Ward: Alrewas and Fradley	
Site Area (ha): 0.5		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.5	
Density Rate (dph): 40							
Yield Note: 40dph@80%							
Currently Suitable? No				Currently Available? Yes		Currently Achievable?No	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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: 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: 16		Current Deliverability: Not Developable	

Table B.121

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	
Density Rate (dph): 40							
Yield Note: 40dph@60%							
Currently Suitable? No				Currently Available? Yes		Currently Achievable?No	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.</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: 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: 58		Current Deliverability: Not Developable	

Table B.122






No decision has been taken to allocate 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 Source Hammerwich

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

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701

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219






No decision has been taken to allocate 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

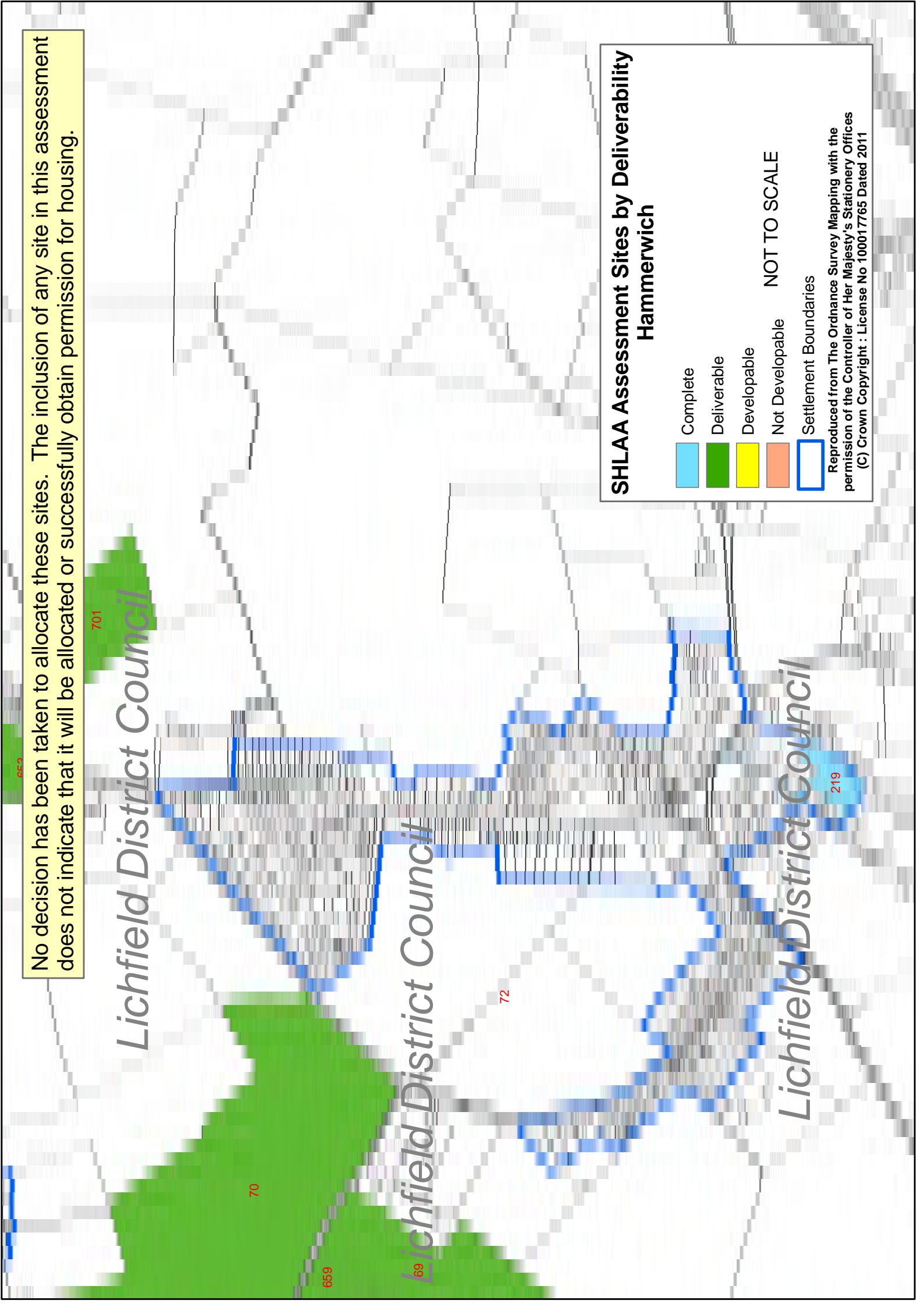
Lichfield District Council

Lichfield District Council

**SHLAA Assessment Sites by Deliverability
Hammerwich**

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

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ID	Location	Source	Planning Application No.	Yield	Deliverability
219	Hammerwich House Farm	Complete	05/00894/FUL	5	Complete

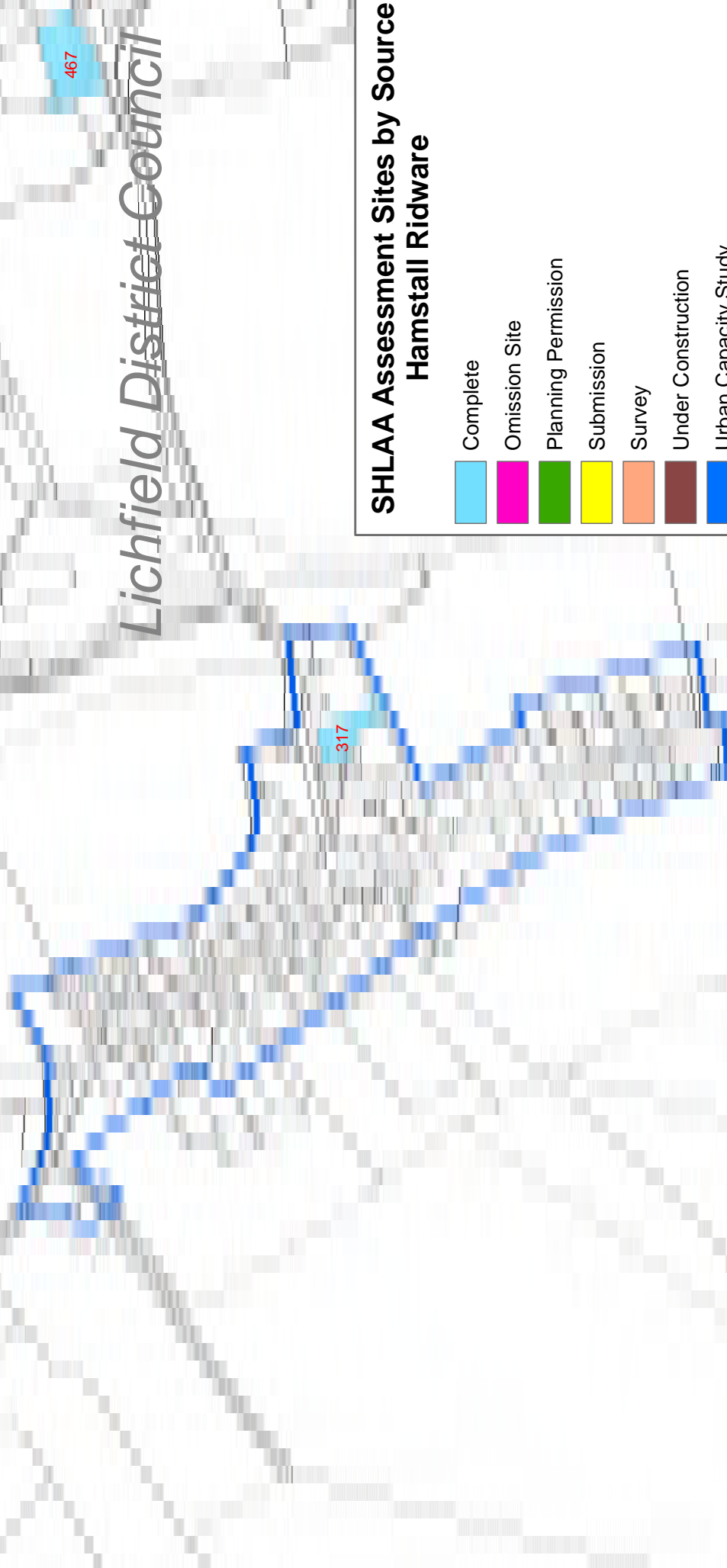
Table B.123

ID: 701	Settlement: Hammerwich	Location: Stockhay Lane, land rear 37		Ward: Hammerwich
Site Area (ha): 1.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.6	Density Rate: 30
Yield Note: Based on 80% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable (Burntwood).</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the 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. May however, depend on other sites in the area coming forward.</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?: 0 - 5 years</p>		<p>Achievability Notes: No known constraints.</p>
		Proposed Yield: 38		Current Deliverability: Deliverable

Table B.124

No decision has been taken to allocate 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 Source Hamstall Ridware

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

467

317

SHLAA Assessment Sites by Deliverability Hamstall Ridware

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

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Hamstall Ridware

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

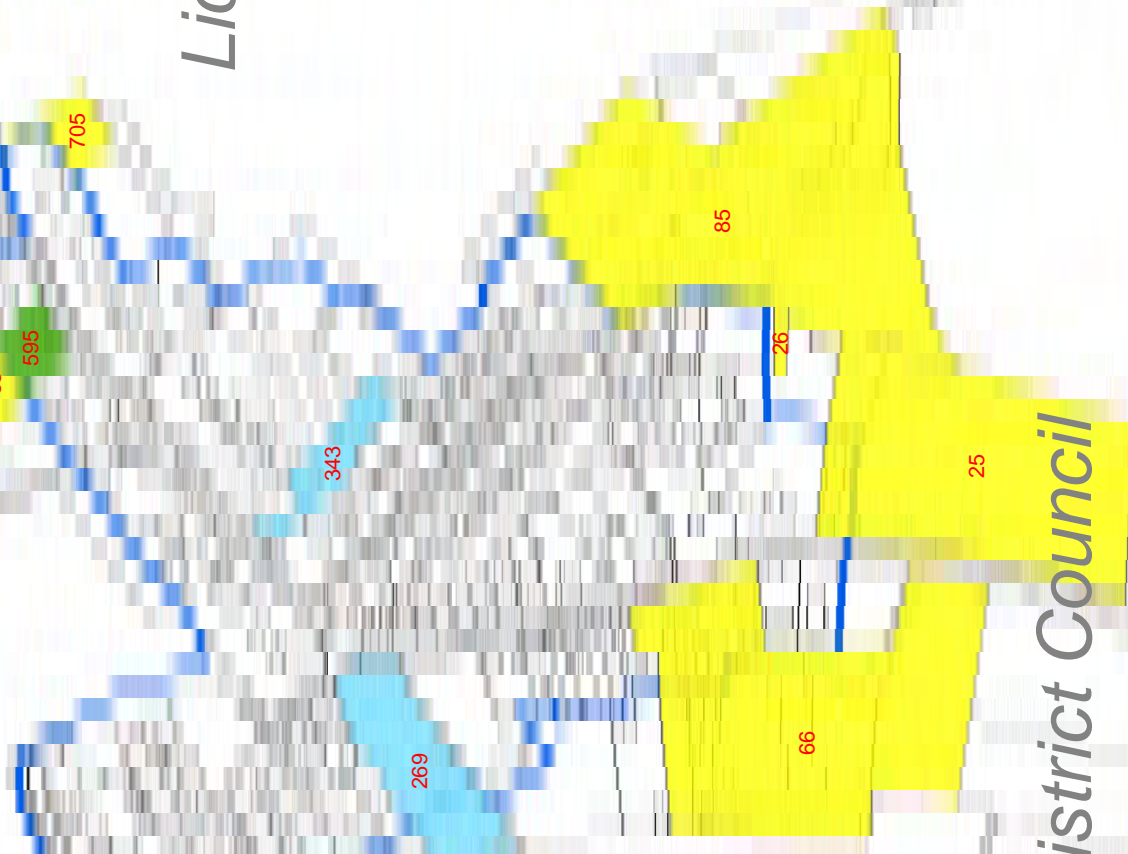
Table B.125

No decision has been taken to allocate 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 Source Harlaston

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

NOT TO SCALE

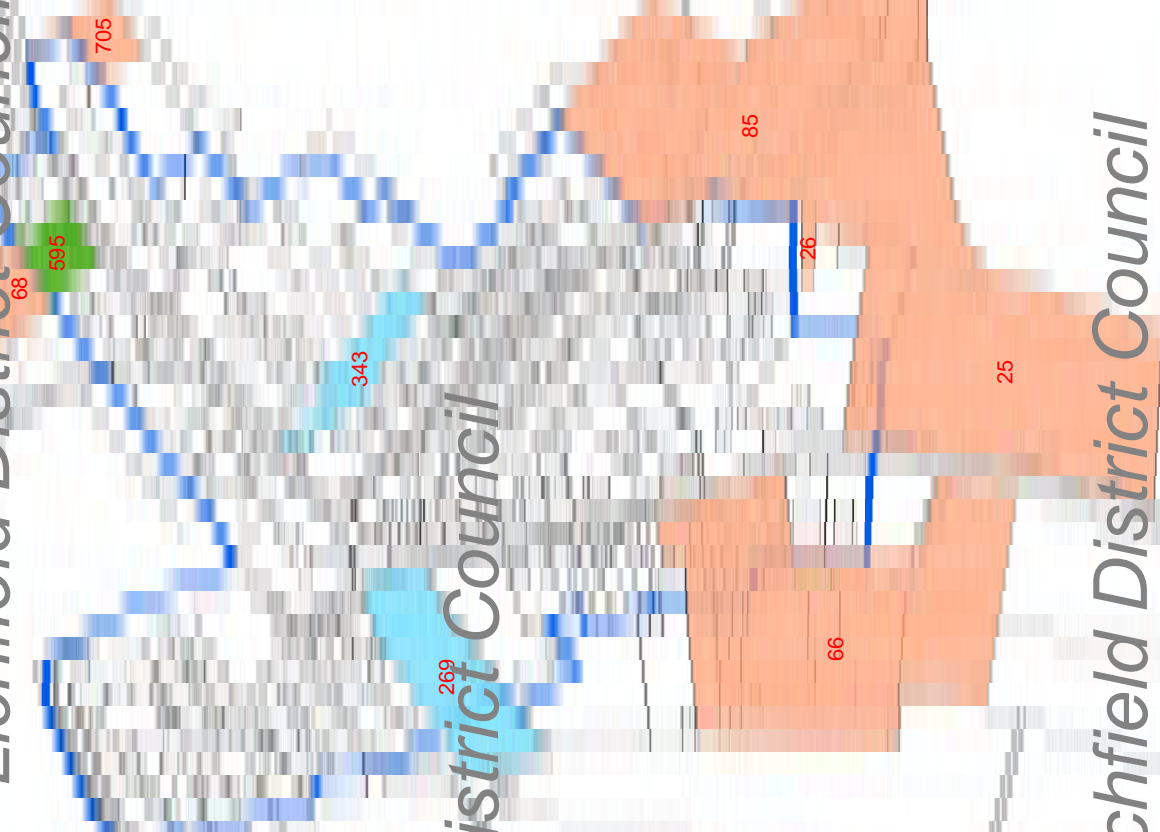
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No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council



SHLAA Assessment Sites by Deliverability
Harlaston

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

NOT TO SCALE

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Harlaston

ID	Location	Source	Planning Application No.	Yield	Deliverability
269	Churchside, The Old Rectory	Complete	06/00856/FUL	1	Complete
343	The Green Yard	Complete	05/00760/FUL	2	Complete
595	Haunton Road, The Homestead	Planning Permission Full	08/01217/FUL	1	Deliverable

Table B.126

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 Developable	

Table B.127

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 Developable

Table B.128

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 Developable

Table B.129

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
Floodzone 2 (part) 3a (part). SFRA may be required.		Proposed Yield: 8		Current Deliverability: Not Developable
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.				

Table B.130

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
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: Currently in use as a farm 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: 45		Current Deliverability: Not Developable

Table B.131

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House		Ward: Mease and Tame
Site Area (ha): 0.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate (dph):
Yield Note: as indicated by landowner				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
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?: -		

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House	Ward: Mease and Tame
Within Conservation Area. 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 Developable	

Table B.132

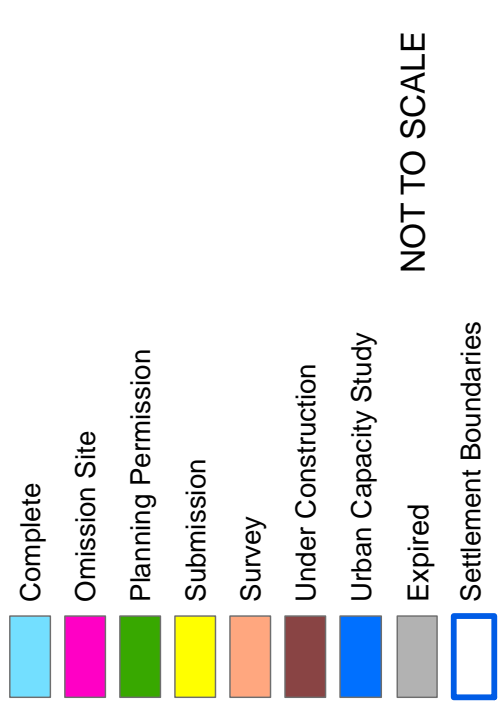
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Source Hill Ridware



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387

169

159

468

275

319

325

136

255

276

135

180

318

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.

Lichfield District Council

Lichfield District Council

Lichfield District Council

387

169

159

118

275

319

325

136

135

255

276

318

180

181

SHLAA Assessment Sites by Deliverability Hill Ridware

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

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Hill Ridware

ID	Location	Source	Planning Application No.	Yield	Deliverability
318	The Cottage	Complete	00/01097/FUL	1	Complete
159	Abbeylands Cottage, 11 Rake End	Complete	07/00317/REM	1	Complete
180	Uttoxeter Road, 43a	Complete	07/00583/OUT	1	Complete
319	Hathaway, 95 Manley Road	Complete	00/00850/FUL	1	Complete
387	Rake End, Rear of Rake End House	Complete	04/00459/OUT	1	Complete
468	Wade Lane Farm, Hill Ridware	Complete	96/00666/FUL	1	Complete
325	Uttoxeter Road, 73	Complete	03/01414/FUL	2	Complete
275	Uttoxeter Road, 95	Complete	07/00077/FUL	3	Complete
169	Orchard Farm, Hill Ridware	Complete	07/01215/FUL	9	Complete
276	Uttoxeter Road, 56	Planning Permission Full	07/00864/FUL	2	Deliverable
255	Royal Oak, land adj	Planning Permission Full	05/00224/FUL	9	Deliverable

Table B.133

ID: 135		Settlement: Hill Ridware		Location: Uttoxeter Road		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 1.97		Source: Omission Site		Proposal: Residential		Size of Proposed Residential (ha): 1.74	
Density Rate (dph): 30							
Yield Note: Size of site minus site 255 - 30dph@80% used to reflect nature and character of settlement							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 42		Current Deliverability: Not Developable	

Table B.134

ID: 136		Settlement: Hill Ridware		Location: Wade Street		Ward: Colton and Mavesyn Ridware			
Site Area (ha): 0.2	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 30					
Yield Note: 30dph@80% used to reflect nature and character of settlement									
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>			
				When is site likely to come forward?: -					
				Proposed Yield: 6		Current Deliverability: Not Developable			

Table B.135

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

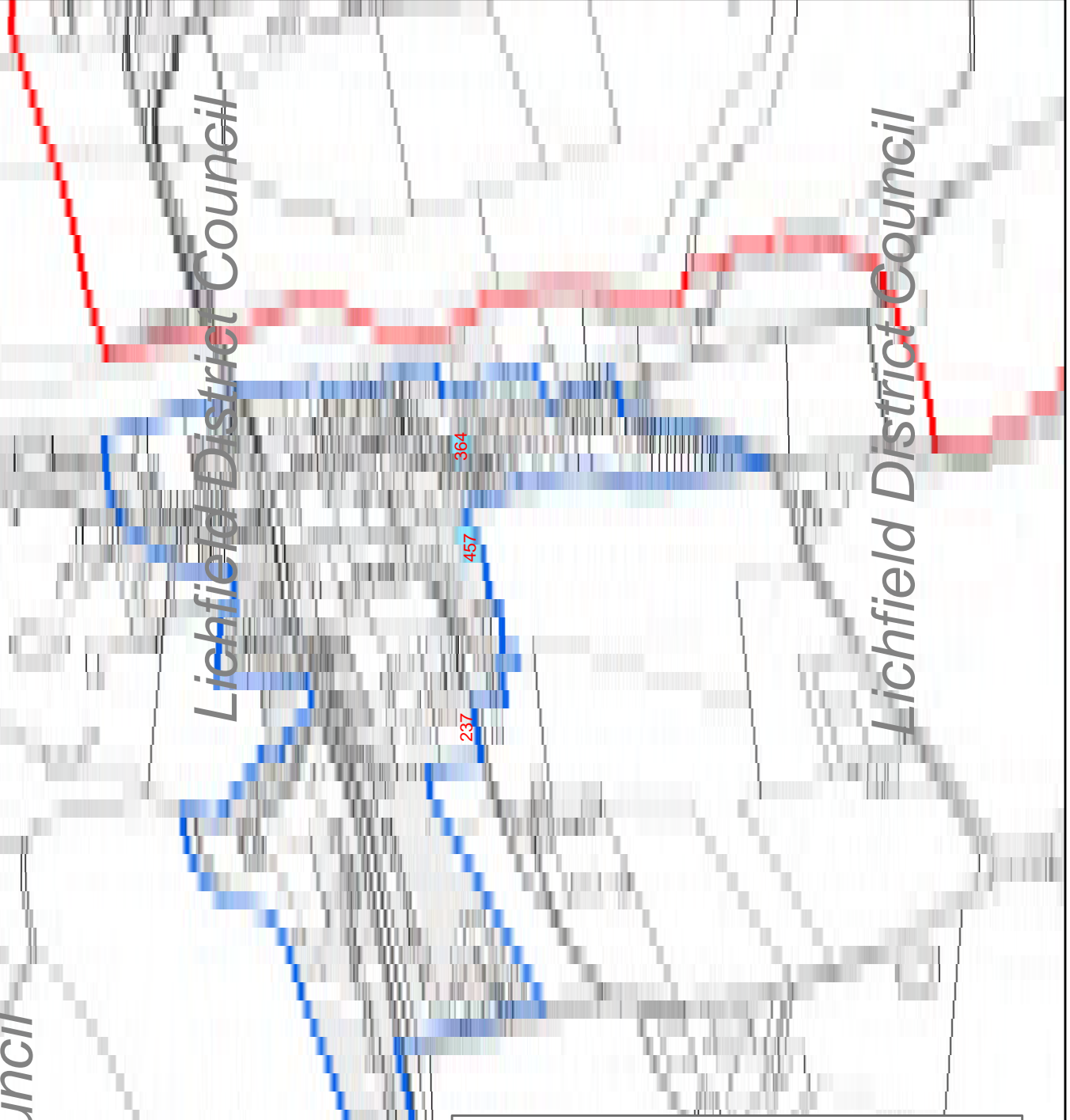
Table B.136

No decision has been taken to allocate 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 Source Hopwas

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

Eichfield District Council






224

237

457

364

SHLAA Assessment Sites by Deliverability
Hopwas

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

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Hopwas

ID	Location	Source	Planning Application No.	Yield	Deliverability
364	Hints Road, 32	Complete	07/00999/FUL	1	Complete
224	Hopwas Pumping Station (new build)	Complete	06/00632/FUL	2	Complete
457	Nursery Lane, land rear of 17	Complete	07/00916/FUL	1	Complete

Table B.137

No decision has been taken to allocate 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

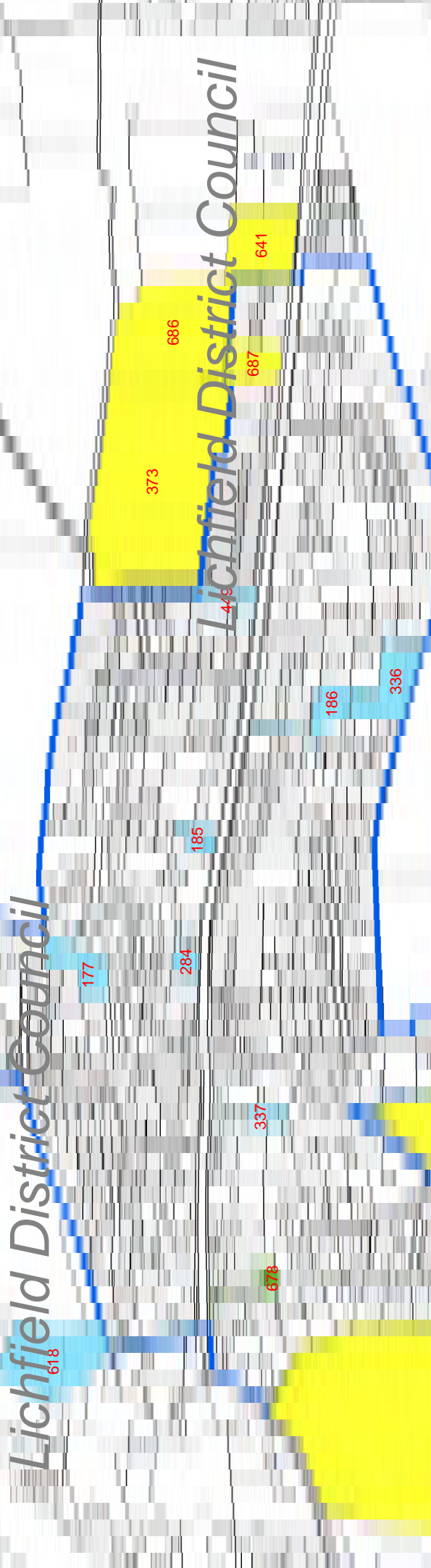
Lichfield District Council

SHLAA Assessment Sites by Source Kings Bromley

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

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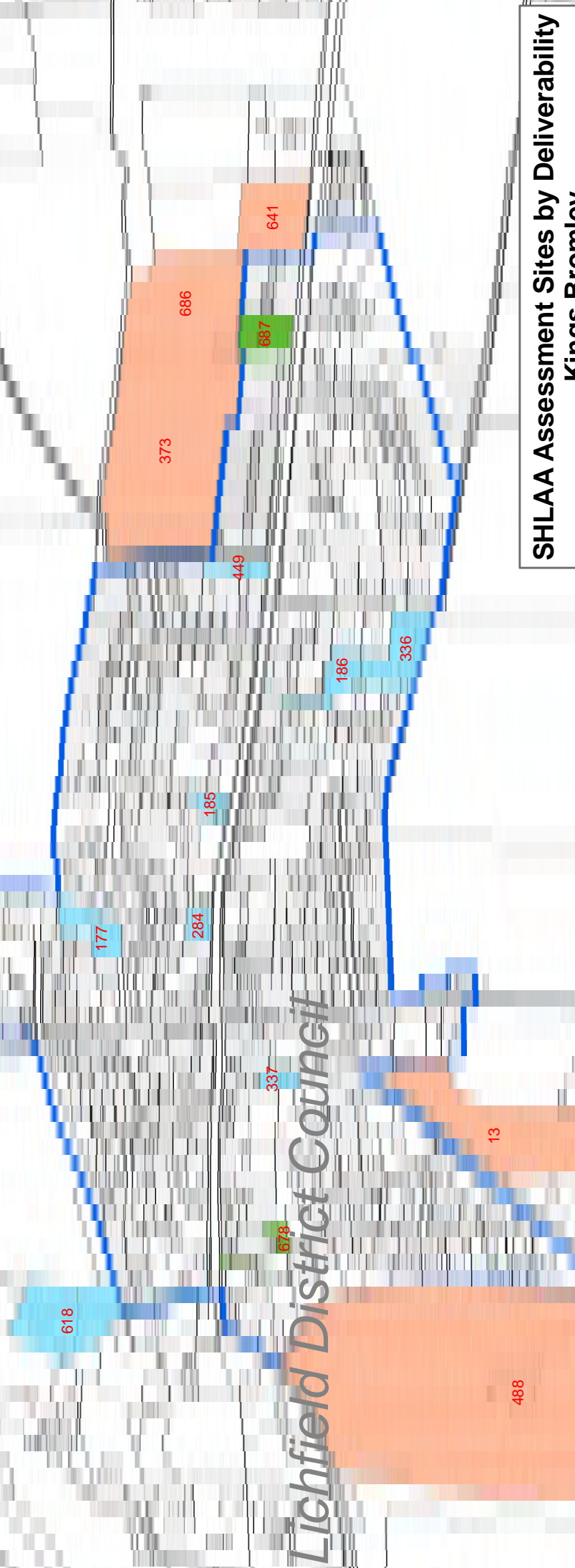


No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council



SHLAA Assessment Sites by Deliverability Kings Bromley

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

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Kings Bromley

ID	Location	Source	Planning Application No.	Yield	Deliverability
177	The Hollies, land rear of	Complete	04/00730/OUT	1	Complete
185	Alrewas Road, land adj 31	Complete	04/01247/FUL	1	Complete
186	Alrewas Road, land adj 52	Complete	03/01208/FUL	2	Complete
449	Alrewas Road, 63	Complete	07/00977/FUL	1	Complete
284	Alrewas Road, 17	Complete	03/01018/COU	1	Complete
335	Manor Bungalow, Manor Park	Complete	04/00365/FUL	1	Complete
337	Manor Road, rear of 3	Complete	05/00786/FUL	1	Complete
618	Manor Walk, land rear of	Complete	04/01133/FUL	1	Complete
336	Vicarage Lane, 8	Complete	06/00066/FUL	3	Complete
678	Manor Cottage, 25 Manor Road	Planning Permission Full	10/00053/FUL	1	Deliverable

Table B.138

ID: 687		Settlement: Kings Bromley		Location: Alrewas Road, 107		Ward: Kings Bromley	
Site Area (ha): 0.17		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.17	
						Density Rate (dph): 30	
Yield Note: 30dph@100%							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.				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.139

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	

ID: 13	Settlement: Kings Bromley	Location: Lichfield Road	Ward: Kings Bromley
<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>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.</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>	
		<p>Proposed Yield: 16</p>	<p>Current Deliverability: Not Developable</p>

Table B.140

ID: 373	Settlement: Kings Bromley	Location: Alrewas Road, rear of 67-105	Ward: Kings Bromley	
<p>Site Area (ha): 1.88</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.88</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the 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>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>	
		<p>When is site likely to come forward?: -</p>		
		<p>Proposed Yield: 45</p>	<p>Current Deliverability: Not Developable</p>	

Table B.141

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley	
<p>Site Area (ha): 6.69</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 6.69</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@80%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley
<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>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 120</p>	<p>Current Deliverability: Not Developable</p>

Table B.142

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley	
<p>Site Area (ha): 0.38</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.38</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@100%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>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>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>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: 11</p>	<p>Current Deliverability: Not Developable</p>	

Table B.143

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley	
<p>Site Area (ha): 0.88</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.88</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: based on 30dph@80%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p>		<p>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: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	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 2 Agricultural Land may need justification.</p>		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 21</p>	<p>Current Deliverability: Not Developable</p>

Table B.144

SHLAA Assessment Sites by Source Lichfield North

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

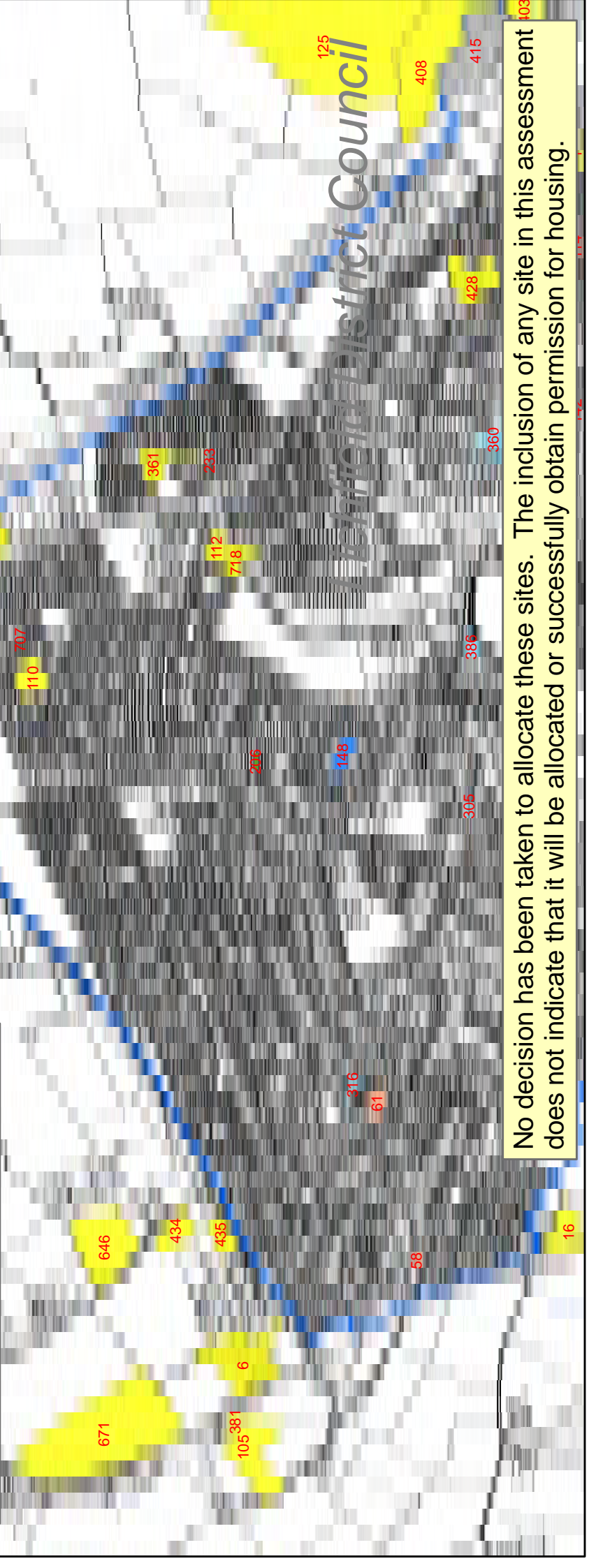
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Lichfield District Council

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.

No decision has been taken to allocate 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 North

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

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Lichfield District Council

Lichfield District Council

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38

547

39

40

110

707

646

6

105

381

434

435

316

61

58

148

718

112

222

361

305

386

428

360

172

487

304

1

125

408

415

403

16

573

582

SHLAA Assessment Sites by Source Lichfield East

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

NOT TO SCALE

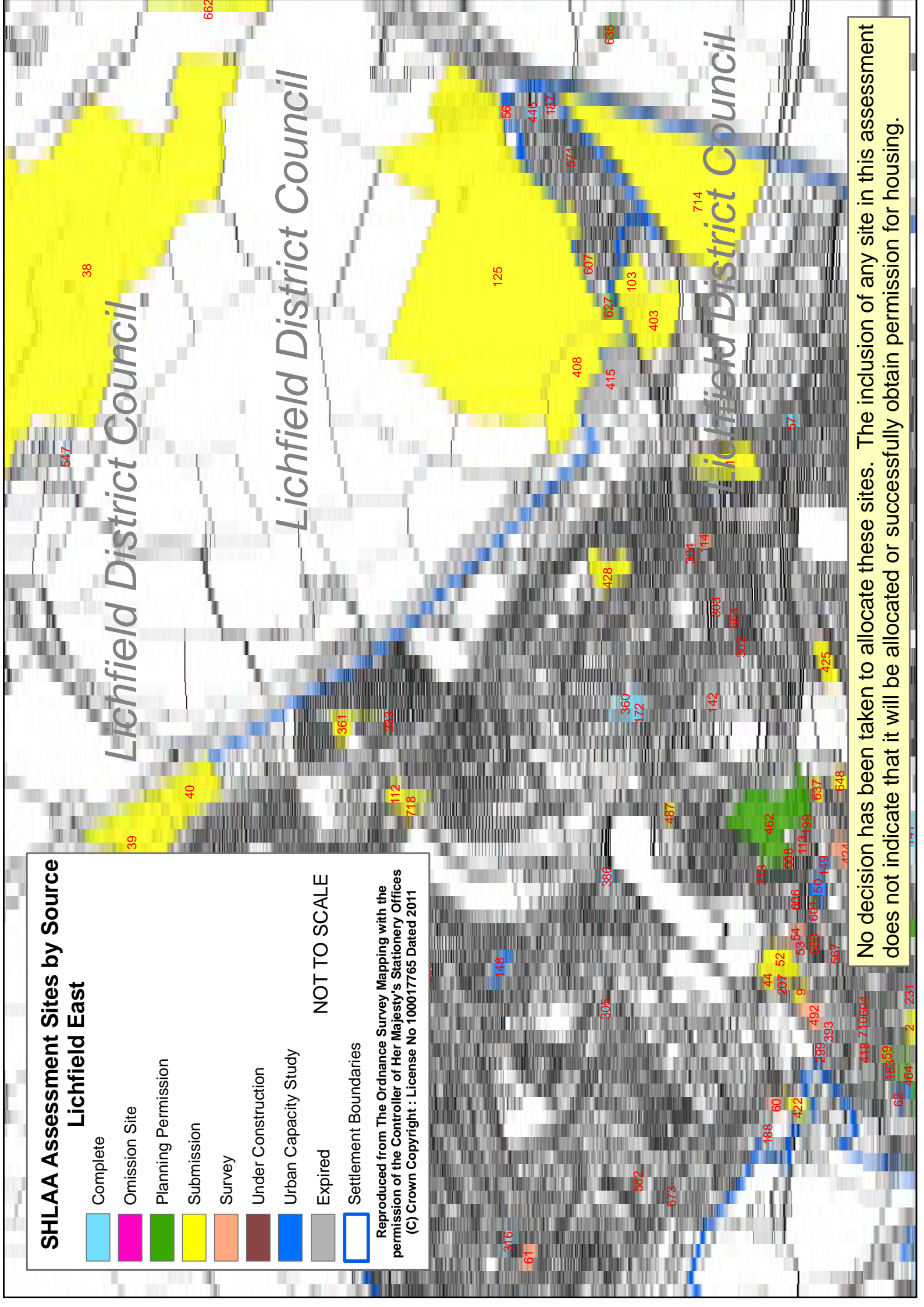
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Lichfield District Council

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.



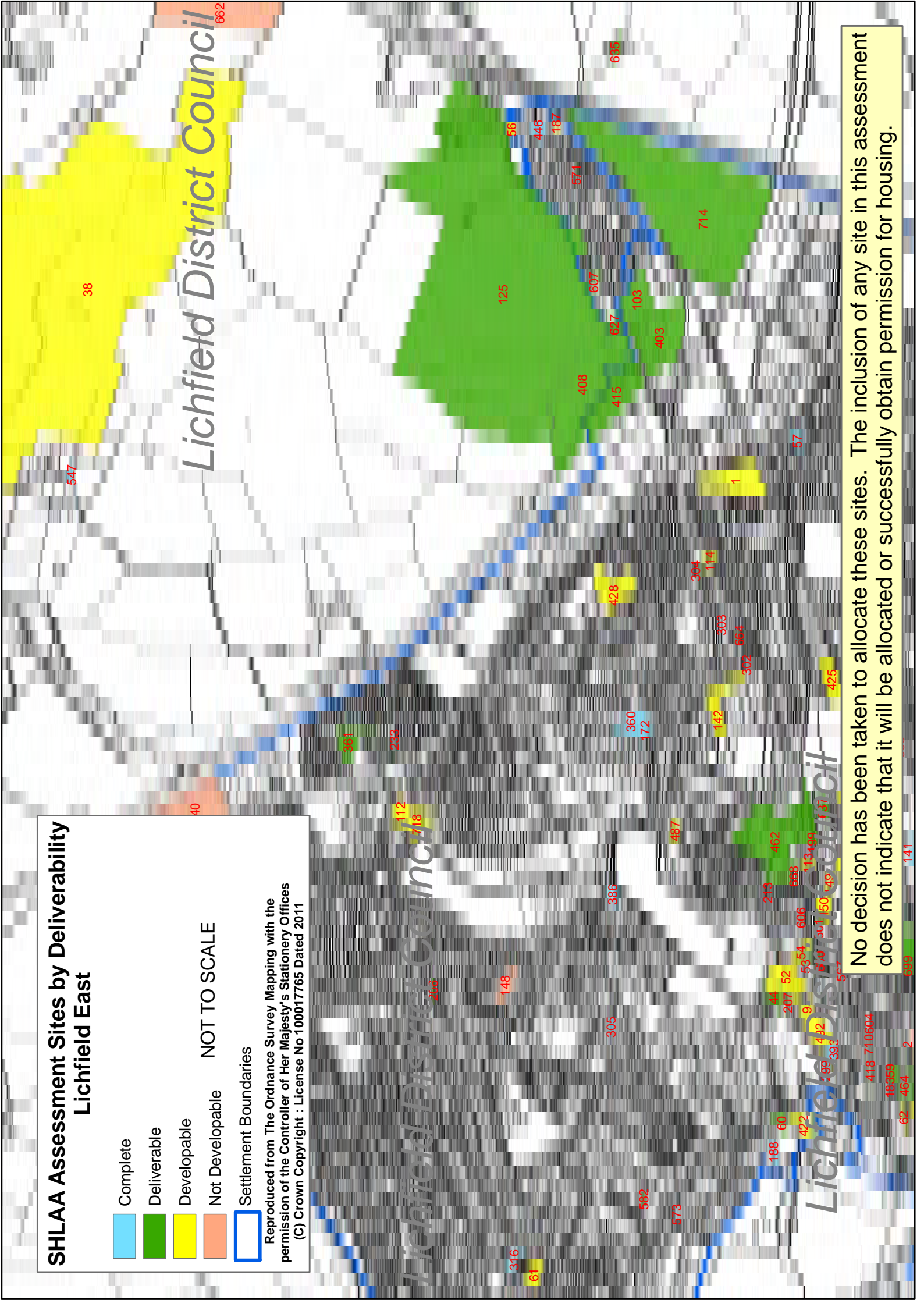
SHLAA Assessment Sites by Deliverability Lichfield East

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

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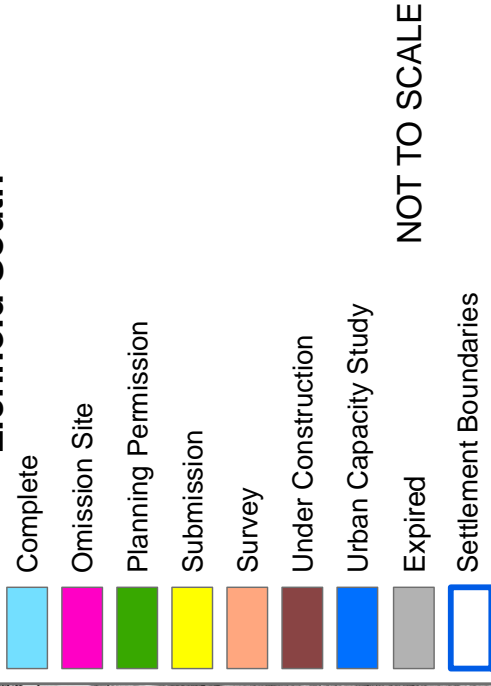
Lichfield District Council



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.

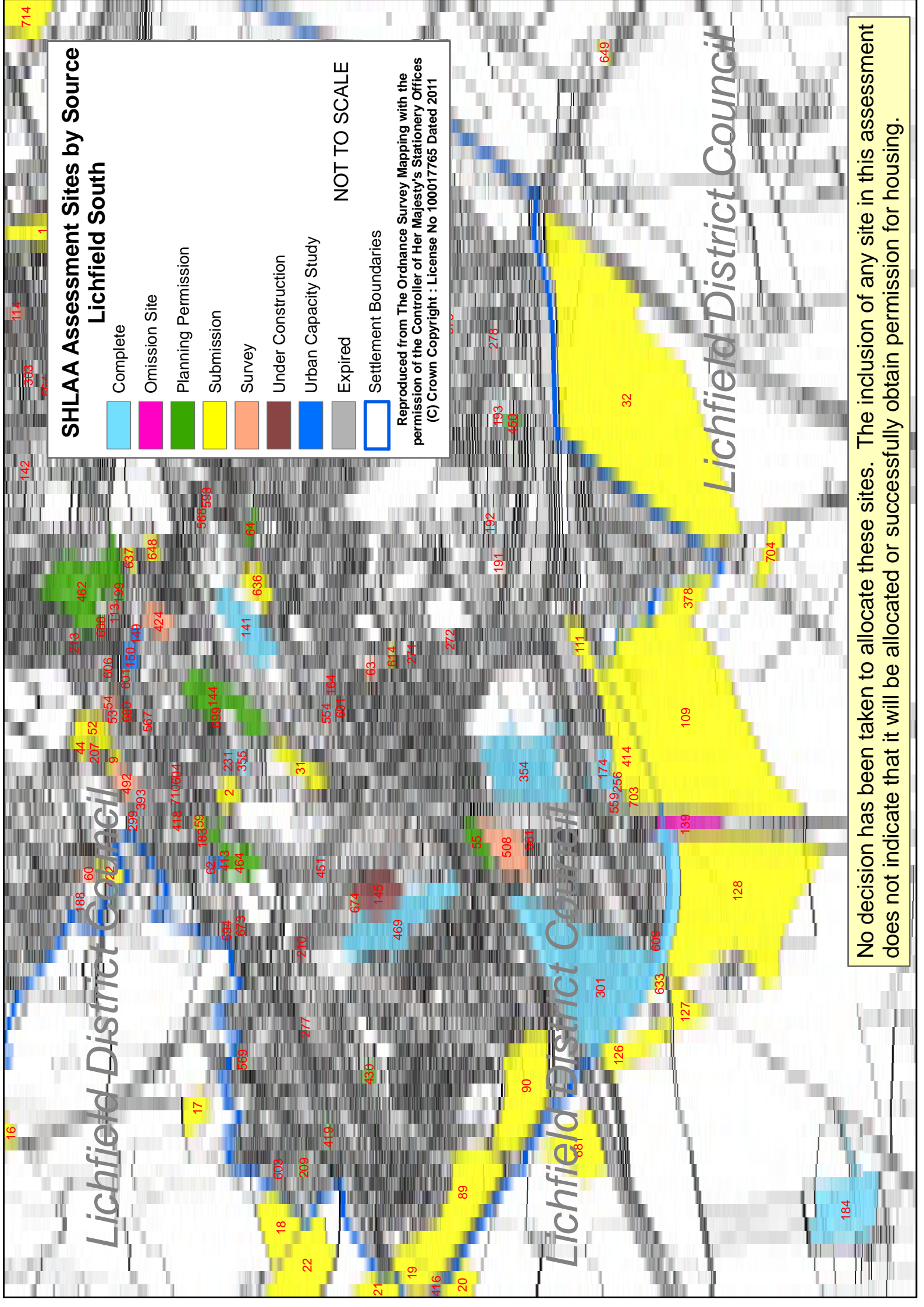
SHLAA Assessment Sites by Source

Lichfield South



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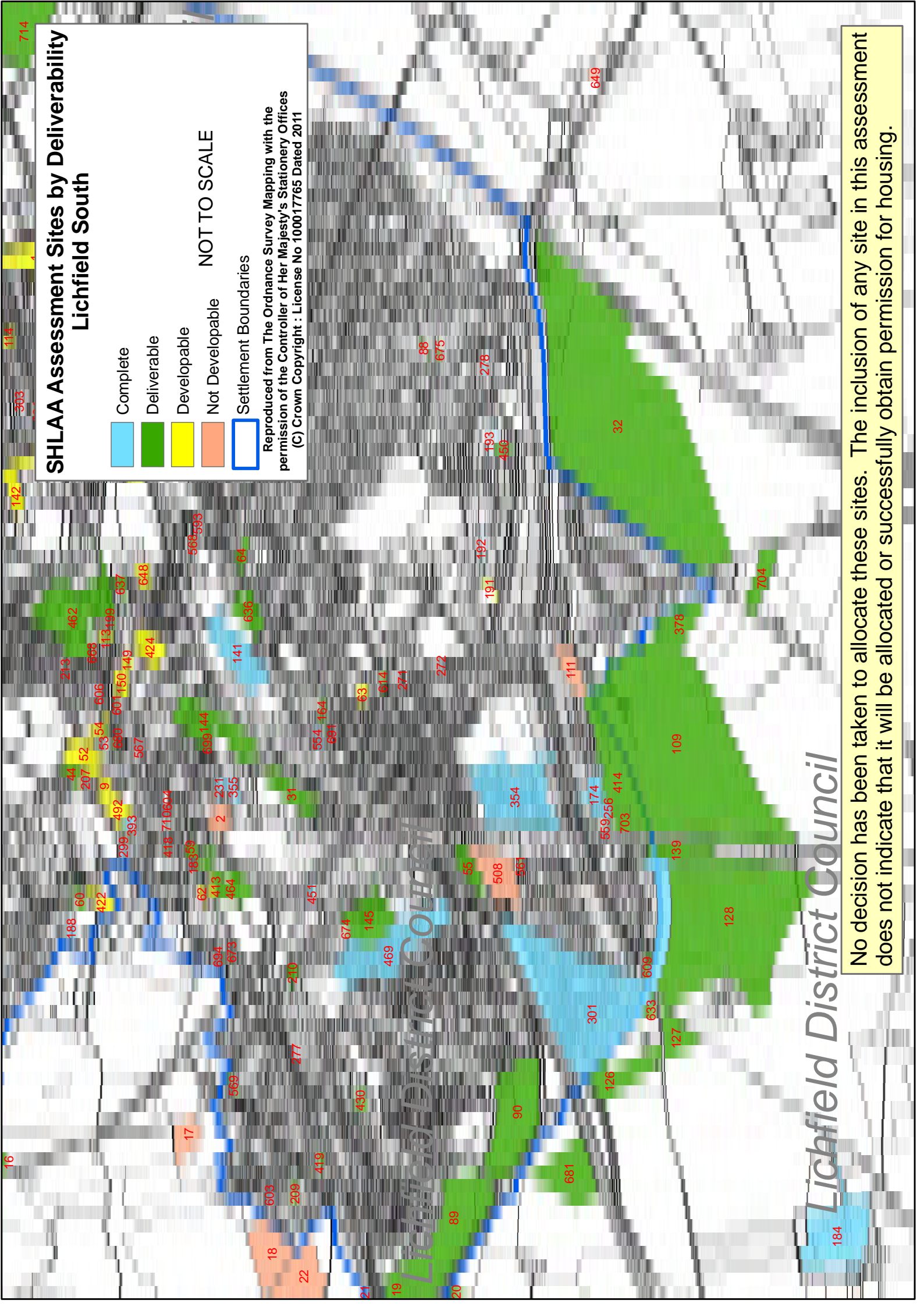
Lichfield District Council

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 South

- Complete
- Deliverable
- Developable
- Not Developmentable
- 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

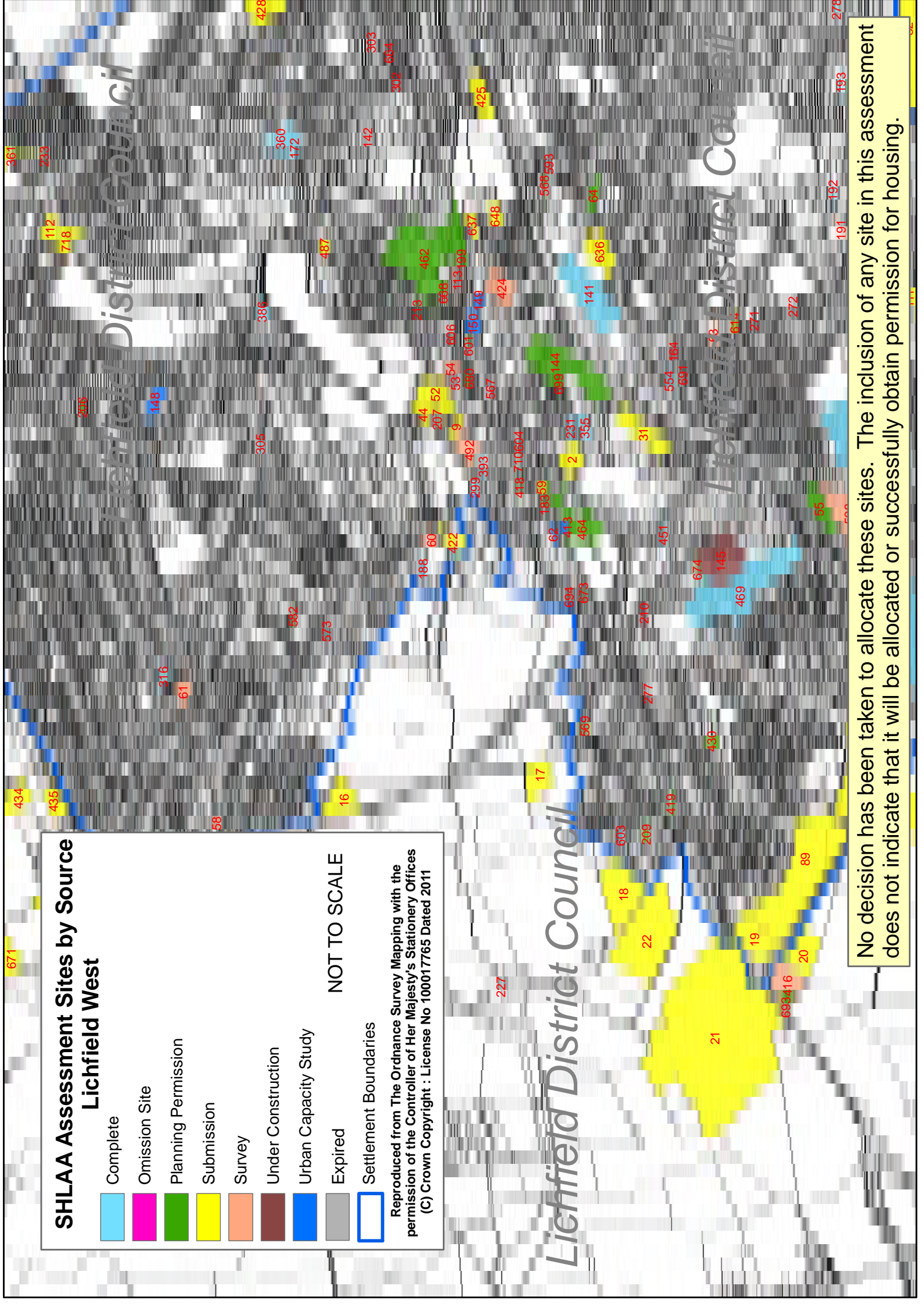
Lichfield District Council

SHLAA Assessment Sites by Source Lichfield West

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

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Lichfield District Council

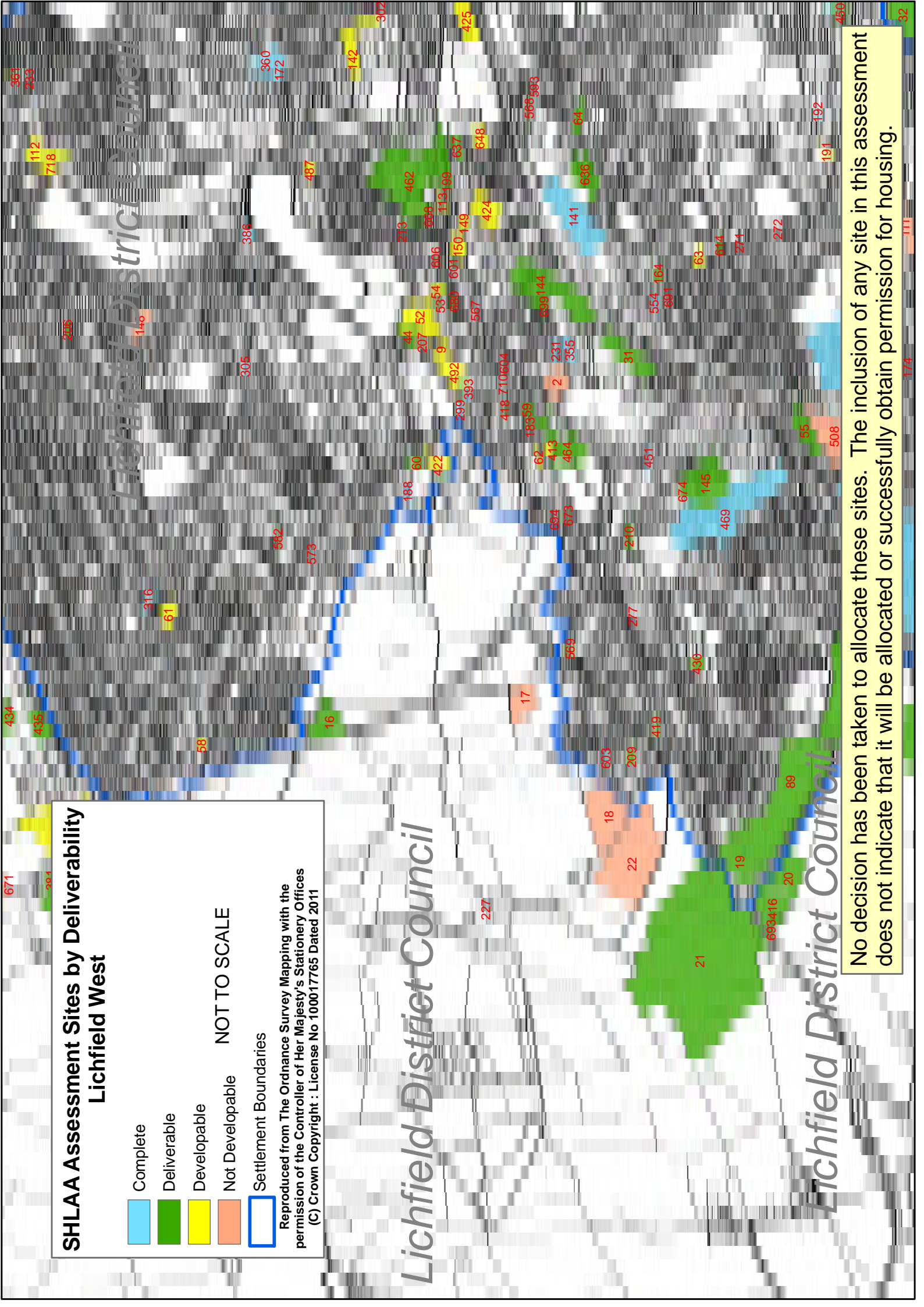


No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

SHLAA Assessment Sites by Deliverability Lichfield West

- Complete
 - Deliverable
 - Developable
 - Not 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.

Lichfield

ID	Location	Source	Planning Application No.	Yield	Deliverability
446	Burton Old Road, Laburnum House	Complete	07/00867/COU	1	Complete
451	Friary Avenue, 2	Complete	07/00937/FUL	1	Complete
573	Greenhough Road, land adj 10	Complete	08/01014/FUL	1	Complete
599	Upper St John Street, 76	Complete	08/01083/COU	1	Complete
603	Leomansley View, 21	Complete	09/00357/FUL	1	Complete
213	George Lane, 56	Complete	06/00627/FUL	2	Complete
272	Upper St John Street, 217	Complete	05/00044/FUL	2	Complete
360	Brownsfield Road, 2a	Complete	07/00171/OUT	4	Complete
301	Chesterfield Road	Complete	06/00764/FUL	230	Complete
141	City Wharf	Complete	06/00308/REM	132	Complete
188	Beacon Croft, Shaw Lane	Complete	07/00003/FUL	1	Complete
190	Boley Cottage Farm	Complete	03/01485/FUL	1	Complete
192	Borrowcop Lane, 39	Complete	06/00084/FUL	1	Complete
199	Church Street, 17	Complete	03/00111/COU	1	Complete
233	Netherstowe Lane, 131	Complete	02/01191/FUL	1	Complete
300	Tamworth Street, 30	Complete	05/00576/COU	1	Complete
302	Trent Valley Road, 23	Complete	03/00615/FUL	1	Complete
303	Valley Lane, 100	Complete	05/00222/FUL	1	Complete
305	Gaiafields Road, 5	Complete	06/00758/FUL	1	Complete
355	St John Street, St Johns House, 28	Complete	03/01404/COU	1	Complete
386	Oakley House Hotel	Complete	02/00091/COU	3	Complete
593	Sturgeons Hill, 8	Complete	08/00139/FUL	1	Complete
193	Borrowcop Lane, 69	Complete	07/00297/FUL	2	Complete
278	Wentworth Drive, 15	Complete	06/00993/FUL	2	Complete
304	Valley Lane, land adj 38	Complete	04/00014/FUL	2	Complete
356	Upper St John Street, 135-139	Complete	02/00485/FUL	2	Complete
631	Bird Street, 7	Complete	07/00351/FUL	2	Complete
172	Rocklands House (Gatehouse Nursery)	Complete	06/00824/OUT	3	Complete

ID	Location	Source	Planning Application No.	Yield	Deliverability
57	Austin Cote Farm	Complete	07/00449/OUT	4	Complete
174	Shortbutts Lane, land adj 65-67	Complete	07/01128/FUL	4	Complete
256	Shortbutts Lane, land rear of 73	Complete	07/00228/FUL	4	Complete
316	Weston Road, 132-134	Complete	00/00952/FUL	4	Complete
469	Walsall Road Phase VI	Complete	06/00874/REM	112	Complete
554	Upper St John Street, 74	Complete	08/00695/FUL	5	Complete
231	Marlborough House, 26, St John Street	Complete	07/01157/FUL	9	Complete
299	Arts Centre, Bird Street	Complete	04/00805/FUL	12	Complete
393	Bird Street, 26-28	Complete	06/01107/FULM	19	Complete
354	Bison Concrete	Complete	03/01507/REM	175	Complete
164	Cherry Orchard, land off	Under Construction	06/00931/FUL	9	Deliverable
53	Tamworth Street, 19a	Under Construction	08/01284/FUL	3	Deliverable
561	Wyrley Close, land corner of	Under Construction	08/00500/FUL	1	Deliverable
664	Trent Valley Road, 53	Under Construction	10/00151/FUL	1	Deliverable
694	Walsall Road, land rear Evenley	Under Construction	10/01113/FUL	1	Deliverable
210	Friary Road, 2	Under Construction	07/00587/COU	2	Deliverable
609	Fosseway, land at Fosseway Cottage	Under Construction	09/00172/FUL	2	Deliverable
145	Victoria Hospital	Under Construction	02/00655/OUT	61	Deliverable
88	Quarry Hills Lane, land adj Garthfell House	Planning Permission Full	10/01070/FUL	1	Deliverable
209	Christ Church Lane, land at Easter Hill	Planning Permission Full	07/00542/FUL	1	Deliverable
419	Christ Church Lane, 95	Planning Permission Full	07/01226/FUL	1	Deliverable
567	Bore Street, The Bengal	Planning Permission Full	08/00800/FUL	1	Deliverable
568	Cherry Orchard, land adj 2	Planning Permission Full	08/00240/FUL	1	Deliverable
569	Christ Church Lane, 27	Planning Permission Full	08/00924/FUL	1	Deliverable
571	Dyott Close, land rear of 1	Planning Permission Full	08/01148/FUL	1	Deliverable
582	Netherbeacon, land rear 1	Planning Permission Full	08/00083/FUL	1	Deliverable
601	Tamworth Street, 38	Planning Permission Full	09/00574/FUL	1	Deliverable
635	Ash Tree Lane, Hill Farm	Planning Permission Full	09/01002/COU	1	Deliverable
673	Walsall Road, Abbey House	Planning Permission Full	10/00360/COU	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
675	Gorse Lane, land rear 2	Planning Permission Full	10/00455/OUT	1	Deliverable
691	Upper St John Street, 80a	Planning Permission Full	10/01101/COU	1	Deliverable
699	Frog Lane, Holme 20	Planning Permission Full	10/01397/COU	1	Deliverable
707	Norwich Close, 28	Planning Permission Full	10/01367/FUL	1	Deliverable
708	Dam Street, 18	Planning Permission Full	10/01580/COU	1	Deliverable
206	Curborough Road, 105	Planning Permission Full	06/00476/FUL	2	Deliverable
430	Walsall Road, Blair House	Planning Permission Full	06/00592/FUL	2	Deliverable
450	Borrowcop Lane, 65	Planning Permission Full	07/00924/FUL	2	Deliverable
604	Bird Street, 6a	Planning Permission Full	09/00339/FUL	2	Deliverable
606	Lombard Street, 10	Planning Permission Full	09/00486/FUL	2	Deliverable
680	Tamworth Street, 7-9 Victoria Wine	Planning Permission Full	10/00727/FUL	2	Deliverable
594	Tamworth Street, 1,3,5	Planning Permission Full	08/00498/FUL	3	Deliverable
693	Sandyway Farm, 251 Walsall Road	Planning Permission Full	10/00580/COU	3	Deliverable
710	Bird Street, 11	Planning Permission Full	10/00926/COU	3	Deliverable
418	Beaconsfield House, Sandford Street	Planning Permission Full	08/00164/FULM	13	Deliverable
462	Church Street, Tesco Store	Planning Permission Full	07/00369/FULM	22	Deliverable
144	Birmingham Road, Redevelopment Area	Planning Permission Full	06/00555/FULM	56	Deliverable
464	The Friary, The Friary Car Park	Planning Permission Full	08/00119/FULM	85	Deliverable
183	Sandford Street, adj 31a	Planning Permission Full S106	10/00303/FULM	10	Developable
55	Birmingham Road, Malthouse	Planning Permission Full S106	08/00589/FULM	41	Deliverable
627	Burton Road, 25	Planning Permission Outline	09/00986/OUT	1	Deliverable
559	Shortbutts Lane, 75	Planning Permission Outline	08/01177/OUT	1	Deliverable
674	Friary Road, land adj 24	Planning Permission Outline	10/00336/OUT	1	Deliverable

Table B.145

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>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.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 19		Current Deliverability: Deliverable	

Table B.146

ID: 19		Settlement: Lichfield		Location: Walsall Road Recreation Zone (Northern Section)		Ward: Leomansley	
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30			
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Recreation Zone. Does not wholly comply with current development plan policies in the 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: 24		Current Deliverability: Deliverable	

Table B.147

ID: 20		Settlement: Lichfield		Location: Abnalls Lane, Sandyway Farm		Ward: Leomansley	
Site Area (ha): 0.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.9	Density Rate (dph): 30			
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 20		Settlement: Lichfield		Location: Abnalls Lane, Sandyway Farm		Ward: Leomansley	
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.148

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	
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: 334		Current Deliverability: Deliverable	

Table B.149

ID: 31		Settlement: Lichfield		Location: Birmingham Road, land adj to St John's Hospice		Ward: Leomansley	
Site Area (ha): 0.93		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.93	
Density Rate (dph): 50							
Yield Note: 50dph@80%. Apartments are expected and yield reflect this and need for sensitive design. TPO may affect design and yield.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of courts contrary to PPG17. Replacement facilities of similar or improved quality would need to be constructed first.				Availability Notes: Pre-app discussions have taken place and indicate relocation of courts could take place and building started within 5 years.		Achievability Notes: No known constraints	

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

Table B.150

ID: 32	Settlement: Lichfield	Location: Cricket Lane	Ward: St Johns
Site Area (ha): 25.36	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
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.		Availability Notes: No known constraints	Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.
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	
SCC highlight negative impact on local network requiring investment in mitigation measures.		Proposed Yield:	Current Deliverability: Deliverable
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.			

Table B.151

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
Yield Note: yield proposed by owner/agent			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.		Availability Notes: Planning application 09/00830/COU approved for change of use to offices but has been promoted by the owner/agent for residential	Achievability Notes: SFRA is likely to be required, but if conversion of existing building unlikely to impact.
Floodzone 2 (part) 3a (part). SFRA may be required.		When is site likely to come forward?: 11 - 15 years	
Within Conservation Area. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.		Proposed Yield: 12	Current Deliverability: Deliverable

Table B.152

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	
Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Allocated as Business Area in saved Local Plan policy. Proposed mixed use scheme would be acceptable. Within Conservation Area. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				Availability Notes: No known constraints. Applicant owns adjacent site with planning permission and may come forward as comprehensive scheme.		Achievability Notes: Impact of Ancient Monument can be addressed by sensitive design as adjacent site.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 10		Current Deliverability: Deliverable	

Table B.153

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.154

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.	

ID: 64	Settlement: Lichfield	Location: Cherry Orchard, 41	Ward: St. Johns
			When is site likely to come forward?: 0 - 5 years
		Proposed Yield: 10	Current Deliverability: Deliverable

Table B.155

ID: 89	Settlement: Lichfield	Location: Walsall Road, Recreation Zone	Ward: Leomansley
Site Area (ha): 4.45	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 4.45
Yield Note: landowner has suggested up to 100 units on sites 89 and 90			
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.156

ID: 90	Settlement: Lichfield	Location: Walsall Road, Hallam Park	Ward: Leomansley
Site Area (ha): 3.78	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 3.78
Yield Note: landowner has suggested up to 100 units on sites 89 and 90			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
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. 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: 60	Current Deliverability: Deliverable

Table B.157

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		Density Rate (dph): 50	
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>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>Former employment. 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 highway impact may affect viability but unlikely to have significant impact.</p>	
					When is site likely to come forward?: 0 - 5 years				
					Proposed Yield: 38			Current Deliverability: Deliverable	

Table B.158

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		Density Rate (dph): 30	
Yield Note: 30dph@80% reflect existing character and grain of settlement.									
Currently Suitable? Yes					Currently Available? Yes			Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</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>Achievability Notes: No known constraints</p>	
					When is site likely to come forward?: 0 - 5 years				
					Proposed Yield: 39			Current Deliverability: Deliverable	

Table B.159

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	

ID: 109	Settlement: Lichfield	Location: Shortbutts Lane, south of	Ward: St Johns
<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>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.</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 proposing mix of uses. Agent confirms development at this scale is achievable.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 1650	Current Deliverability: Deliverable

Table B.160

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):
Yield Note: Density rate put forward by agent with scheme. Yield includes site 408.			
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>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 network requiring investment in mitigation measures. Playground was former landfill site.</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: Developer believes viability of scheme will not be affected by the need to mitigate highway impacts, further work may be required to demonstrate.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 850	Current Deliverability: Deliverable

Table B.161

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):
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: 126	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.
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: yield included on site 109	Current Deliverability: Deliverable

Table B.162

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			
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
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.		Achievability Notes: Part of larger site 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 these projects may be required.		Proposed Yield: yield included on site 109	Current Deliverability: Deliverable

Table B.163

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			
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
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.		Achievability Notes: Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
		When is site likely to come forward?: 0 - 5 years	

ID: 128	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
Landfill site within 50m, further investigation may be required. 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.164

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. 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.		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: yield included on site 109	Current Deliverability: Deliverable

Table B.165

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.166

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			

ID: 378		Settlement: Lichfield		Location: London Road (22)/Knowle Lane		Ward: St Johns	
Yield Note: 40dph @ 60% has been used although developer suggests scheme of 22dph and 15dph which is considered too low. Area is minus part of site 109 which overlaps.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is part within the sustainable settlement of Lichfield but is not in close proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.</p> <p>Part within greenbelt. Does not wholly comply with current development plan policies in the 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 off Knowle Lane as proposed is unlikely to be acceptable without significant upgrade.</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: Unknown how measures to improve access would impact on viability. However, more likely to come forward as part of wider adjacent site and access would not be improved.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 58		Current Deliverability: Deliverable	

Table B.167

ID: 381		Settlement: Lichfield		Location: Stafford Road (abutting)		Ward: Longdon	
Site Area (ha): 0.12		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.12	
Yield Note: A dph of 30dph @ 60% has been used to reflect surrounding character of and grain of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<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>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.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 4		Current Deliverability: Deliverable	

Table B.168

ID: 403		Settlement: Lichfield		Location: Trent Valley Road, former HSBC hire		Ward: Whittington	
Site Area (ha): 2.4		Source: Submission		Proposal: Residential/Mixed/Parking		Size of Proposed Residential (ha): 2.4	
Yield Note: 50dph @ 60% used due to proximity to public transport corridors. However, recognise lower yield may occur if mix of uses is proposed.							

ID: 403	Settlement: Lichfield	Location: Trent Valley Road, former HSBC hire		Ward: Whittington
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>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. Former employment. 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.169

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.170

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				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 414		Settlement: Lichfield		Location: Shortbutts Lane, south of		Ward: St Johns	
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. 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 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: Site likely to come forward with adjacent sites and assist in delivering by-pass. Agent confirms wider development is viable.	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: yield included on site 109		Current Deliverability: Deliverable	

Table B.171

ID: 415		Settlement: Lichfield		Location: Trent Valley Buffer Depot		Ward: Whittington	
Site Area (ha): 1.9		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha):	
Yield Note: planning application 00/00778/OUT for 75 dwellings (now expired)							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Planning permission has been granted previously for the re-use of the brownfield site.				Availability Notes: Owner has advised site will come forward in the next 5 years.		Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 5 years							
				Proposed Yield: 75		Current Deliverability: Deliverable	

Table B.172

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	
Suitability Notes: Site is adjacent to the 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. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.				Availability Notes: Known interest and desire to develop.		Achievability Notes: No known constraints.	
When is site likely to come forward?: 0 - 5 years							

ID: 416	Settlement: Lichfield	Location: Sandyway Farm	Ward: Leomansley
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.		Proposed Yield: 37	Current Deliverability: Deliverable

Table B.173

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
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. 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 and BAS are within 1km and the impact on these 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: 20	Current Deliverability: Deliverable

Table B.174

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
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. 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: 435	Settlement: Lichfield	Location: Eastern Avenue	Ward: Chadsmead
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.		Proposed Yield: 41	Current Deliverability: Deliverable

Table B.175

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
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: 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.176

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.177

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			

ID: 633	Settlement: Lichfield	Location: Land South of Fosseway	Ward: St Johns
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
Within Green Belt. 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 these projects may be required.		Proposed Yield: 5	Current Deliverability: Deliverable

Table B.178

ID: 636	Settlement: Lichfield	Location: Cherry Orchard, Lichfield Day Services	Ward: St Johns	
Site Area (ha): 0.74	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 40dph
Yield Note: yield based on 80% at 40dph				
Currently Suitable? Yes		Currently Available? Indication from the landowner that the site could come forward soon.	Currently Achievable? Yes	
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: Deliverable	

Table B.179

ID: 637	Settlement: Lichfield	Location: St Michaels School	Ward: Boley Park	
Site Area (ha): 0.174	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.174	Density Rate (dph): 40
Yield Note: yield based on indicative layout				
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		

ID: 637	Settlement: Lichfield	Location: St Michaels School	Ward: Boley Park
		Proposed Yield: 7	Current Deliverability: Deliverable

Table B.180

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
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
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	
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.		Proposed Yield: 48	Current Deliverability: Deliverable

Table B.181

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
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.182

ID: 681	Settlement: Lichfield	Location: Land South and East of Sandyway Farm, Lichfield	Ward: Leomansley
Site Area (ha): 2.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.23
Density Rate (dph): 30			

ID: 681		Settlement: Lichfield		Location: Land South and East of Sandyway Farm, Lichfield		Ward: Leomansley	
Yield Note: based on 80% at 30dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the 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 BEA and contributions to this project may be required. An SBI is within 1km and the impact upon this may need further investigation.</p> <p>Loss of Grade 2 Agricultural Land may need justification.</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. Need further information in terms of access.</p>	
				When is site likely to come forward?: 0 - 5 years			

Table B.183

ID: 703		Settlement: Lichfield		Location: Shortbutts Lane, land south 75		Ward: St. Johns	
Site Area (ha): 0.28		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.28	
Density Rate (dph): 30		Yield Note: based on indicative layout					
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the 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 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			

Table B.184

ID: 704		Settlement: Lichfield		Location: Knowle Lane, Roman Way		Ward: St. Johns	
Site Area (ha): 0.82		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.82	
Density Rate (dph): 30		Yield Note: based on 80% at 30dph					
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 704		Settlement: Lichfield		Location: Knowle Lane, Roman Way		Ward: St. Johns	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact upon this may need further investigation.</p> <p>Within the BEA and contributions to this project may be required.</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: No known constraints.</p>	
				<p>When is site likely to come forward?: 0 - 5 years</p>			
				<p>Proposed Yield: 24</p>		<p>Current Deliverability: Deliverable</p>	

Table B.185

ID: 714		Settlement: Lichfield		Location: Land at Burton Old Road, Streethay		Ward: Whittington	
<p>Site Area (ha): 12</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 12</p>	
<p>Density Rate (dph): 30</p>							
<p>Yield Note: based on 60% at 30dph</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 a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the 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>Planning permission currently exists for employment, and loss of employment 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: No known constraints. May need further information in terms of access.</p>	
				<p>When is site likely to come forward?: 0 - 5 years</p>			
				<p>Proposed Yield: 216</p>		<p>Current Deliverability: Deliverable</p>	

Table B.186

ID: 1		Settlement: Lichfield		Location: Trent Valley Road, Lichfield Highway Depot & HWRL		Ward: Boley Park	
<p>Site Area (ha): 1.37</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 1.37</p>	
<p>Density Rate (dph): 50</p>							
<p>Yield Note: Adjacent redevelopment site achieved 79 units @ 50 dph. High density likely due to proximity to public transport. 50dph@80%</p>							
<p>Currently Suitable? Yes</p>				<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>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.</p>				<p>Availability Notes: The landowner has indicated that the existing use needs to be relocated and an alternative</p>		<p>Achievability Notes: Investment in remediation may be required but due to location, a high density</p>	

ID: 1	Settlement: Lichfield	Location: Trent Valley Road, Lichfield Highway Depot & HWRL		Ward: Boley Park
Site may have potential for protected species. SSSI located within 1km and the impact on it may need further investigation.		site is yet to be identified. The landowner does not expect that the site will be available within the next 5 years.		could be achieved to increase viability.
Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development.		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 55	Current Deliverability: Developable	

Table B.187

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
Yield Note: Yield based on conversion of existing property				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.		Availability Notes: Landowner advises likely to become available after 5 years.		Achievability Notes: Scope to convert to housing.
Within Greenbelt. Does not wholly comply with current development plan policies in the 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.		When is site likely to come forward?: 6 - 10 years		
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.		Proposed Yield: 6	Current Deliverability: Developable	

Table B.188

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	Density Rate (dph): 100
Yield Note: high density rate has been used as likely that small scale apartments could come forward.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Within Conservation Area. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species/		Availability Notes: Site put forward by landowner although existing offices in building will need relocating, so unknown exactly when it could come forward.		Achievability Notes: Site likely to come forward with larger redevelopment scheme for Bird Street car park to provide access. Development is still achievable if it comes forward separately.
		When is site likely to come forward?: 6 - 10 years		

ID: 9	Settlement: Lichfield	Location: Minster Hall Youth Centre	Ward: Stowe
			Proposed Yield: 15
			Current Deliverability: Developable

Table B.189

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
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Within Conservation Area. This is also a sensitive location with important views of the Cathedral and impact on Listed Buildings need consideration. 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.		Availability Notes: Existing uses would need to be relocated first. Availability subject to instruction of the owner.	Achievability Notes: Level 2 SFRA may be required but affects only a small part of the site so is unlikely to affect viability.
When is site likely to come forward?: 6 - 10 years			
			Proposed Yield: 47
			Current Deliverability: Developable

Table B.190

ID: 54	Settlement: Lichfield	Location: Tamworth Street, Kwik Save	Ward: Stowe
Site Area (ha): 0.16	Source: Survey	Proposal: Mixed	Size of Proposed Residential (ha):
Yield Note: yield proposed by agent on upper floors			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Within Conservation Area. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. City centre residential, opposite pubs, design of building will need to minimise noise.		Availability Notes: Premises vacant. Site being marketed for non residential uses.	Achievability Notes: No known constraints
When is site likely to come forward?: 6 - 10 years			
			Proposed Yield: 15
			Current Deliverability: Developable

Table B.191

ID: 56	Settlement: Lichfield	Location: The Anchor Pub, Streethay	Ward: Whittington
Site Area (ha): 0.12	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.12
Yield Note: 30dph to reflect existing character and grain of nearby settlement.			

ID: 56		Settlement: Lichfield		Location: The Anchor Pub, Streethay		Ward: Whittington	
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
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.				Availability Notes: No indication that site is available at present. Currently open as a Public House.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 4		Current Deliverability: Developable	

Table B.192

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	
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?: 6 - 10 years			
				Proposed Yield: 4		Current Deliverability: Developable	

Table B.193

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	
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?: 6 - 10 years			
				Proposed Yield: 12		Current Deliverability: Developable	

Table B.194

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?: 6 - 10 years			
				Proposed Yield: 7		Current Deliverability: Developable	

Table B.195

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?: 6 - 10 years			
				Proposed Yield: 12		Current Deliverability: Developable	

Table B.196

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.	

ID: 112	Settlement: Lichfield	Location: Purcell Avenue, Working Mens Club	Ward: Curborough Club
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 8	Current Deliverability: Developable

Table B.197

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

Table B.198

ID: 114	Settlement: Lichfield	Location: Trent Valley Road, Loughton Care Home	Ward: Stowe
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13
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?: 6 - 10 years	
		Proposed Yield: 10	Current Deliverability: Developable

Table B.199

ID: 142	Settlement: Lichfield	Location: St Michaels Hospital	Ward: Stowe
Site Area (ha): 0.75	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.75
Yield Note: Yield based on previous planning application which has now expired.			

ID: 142		Settlement: Lichfield		Location: St Michaels Hospital		Ward: Stowe	
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted.				Availability Notes: Planning application now expired, other use may be being pursued.		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 40		Current Deliverability: Developable	

Table B.200

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?: 6 - 10 years			
				Proposed Yield: 6		Current Deliverability: Developable	

Table B.201

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	
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?: 6 - 10 years			
				Proposed Yield: 13		Current Deliverability: Developable	

Table B.202

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

Table B.203

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	Density Rate (dph):
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.204

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	Density Rate (dph):
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.205

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	
<p>Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Remediation of contamination may be needed.</p> <p>Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation.</p>				<p>Availability Notes: No indication that the site will come forward in the short term.</p>		<p>Achievability Notes: Remediation of site likely but not thought to impact on viability of development.</p>	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 9		Current Deliverability: Developable	

Table B.206

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

Table B.207

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

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

Table B.208

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
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.209

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
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.210

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
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.211

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.212

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? No		Currently Available? Yes	
		Currently Achievable? Yes	
Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Conflict with PPG17 due to loss of sports pitches.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 9	Current Deliverability: Developable

Table B.213

ID: 718	Settlement: Lichfield	Location: Land adj Working Mens Club, Netherstowe		Ward: Curborough
Site Area (ha): 0.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.47	Density Rate (dph): 30
Yield Note: based on 80% at 30dph				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Current use as amenity greenspace may prevent the site coming forward.			Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 11	Current Deliverability: Developable

Table B.214

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 Developable

Table B.215

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

ID: 17	Settlement: Lichfield	Location: Lichfield Christ Church Primary School, north of	Ward: Leomansley
<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>Access to site is constrained and would need improving.</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. The site is within an SBI and unlikely to be suitable for development.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Access to site needs improving, unknown how this would affect viability.</p>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 17</p>	<p>Current Deliverability: Not Developable</p>

Table B.216

ID: 18	Settlement: Lichfield	Location: Land north of Leomansley View	Ward: Leomansley	
<p>Site Area (ha): 1.66</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.66</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: A dph rate of 30@ 80% has been used to reflect surrounding character and grain of adjacent settlement. TPO may affect design and yield.</p>				
<p>Currently Suitable? No</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 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>	
<p>When is site likely to come forward?: -</p>				
		<p>Proposed Yield: 40</p>		<p>Current Deliverability: Not Developable</p>

Table B.217

ID: 22	Settlement: Lichfield	Location: Hilltop Grange	Ward: Shenstone	
<p>Site Area (ha): 3.3</p>	<p>Source: Submission</p>	<p>Proposal: Residential / Recreation</p>	<p>Size of Proposed Residential (ha): 3.3</p>	<p>Density Rate (dph): 40</p>
<p>Yield Note: A dph rate of 40@ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield.</p>				
<p>Currently Suitable? No</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 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: Access to site needs</p>	

ID: 22	Settlement: Lichfield	Location: Hilltop Grange	Ward: Shenstone
<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>			improving, unknown how this would affect viability.
		When is site likely to come forward?: -	
		Proposed Yield: 79	Current Deliverability: Not Developable

Table B.218

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			
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>
		Proposed Yield: 120	Current Deliverability: Not Developable

Table B.219

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>Availability Notes: Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.</p>	<p>Achievability Notes: No known constraints.</p>

ID: 40	Settlement: Lichfield	Location: Eastern Avenue, Integra Works	Ward: Stowe
Floodzone 2 (part) 3a (part). SFRA may be required.		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: 53	Current Deliverability: Not Developable

Table B.220

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
Density Rate (dph): 40			
Yield Note: A dph rate of 40@ 80% to reflect nature and character of settlement.			
Currently Suitable? No	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. However, loss of public open space. 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. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species.	Availability Notes: Owned by LDC, no indication that they wish to develop.	Achievability Notes: No known constraints.	
	When is site likely to come forward?: -		
		Proposed Yield: 17	Current Deliverability: Not Developable

Table B.221

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 Developable

Table B.222

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			

ID: 148	Settlement: Lichfield	Location: Dimbles Hill	Ward: Curborough
Yield Note: A dph rate of 30 to reflect nature and character of settlement.			
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.</p> <p>Access is required.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: The site is not available for residential development and is being retained for open space uses.</p>	<p>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.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 11	Current Deliverability: Not Developable

Table B.223

ID: 508	Settlement: Lichfield	Location: Shires Industrial Estate	Ward: St Johns
Site Area (ha): 2.28	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 2.28
Yield Note: A dph rate of 40 @ 60% on site, minus the Maltings			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? No
<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>		<p>Availability Notes: No known interest.</p>	<p>Achievability Notes: Not known</p>
		When is site likely to come forward?: -	
		Proposed Yield: 55	Current Deliverability: Not Developable

Table B.224

ID: 649	Settlement: Lichfield	Location: Tamworth Road, land at Hollybank	Ward: St Johns
Site Area (ha): 0.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.09
Yield Note: indicative at 30dph			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No

ID: 649	Settlement: Lichfield	Location: Tamworth Road, land at Hollybank	Ward: St Johns
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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.
		When is site likely to come forward?: -	
		Proposed Yield: 2	Current Deliverability: Not Developable

Table B.225

ID: 671	Settlement: Lichfield	Location: land east Stafford Road	Ward: Chadsmead
Site Area (ha): 5.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.9
Yield Note: indicative using 60% at 30dph			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Site is outside current settlement boundary and is not adjacent to the sustainable settlement of Lichfield. Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan.		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: 106	Current Deliverability: Not Developable

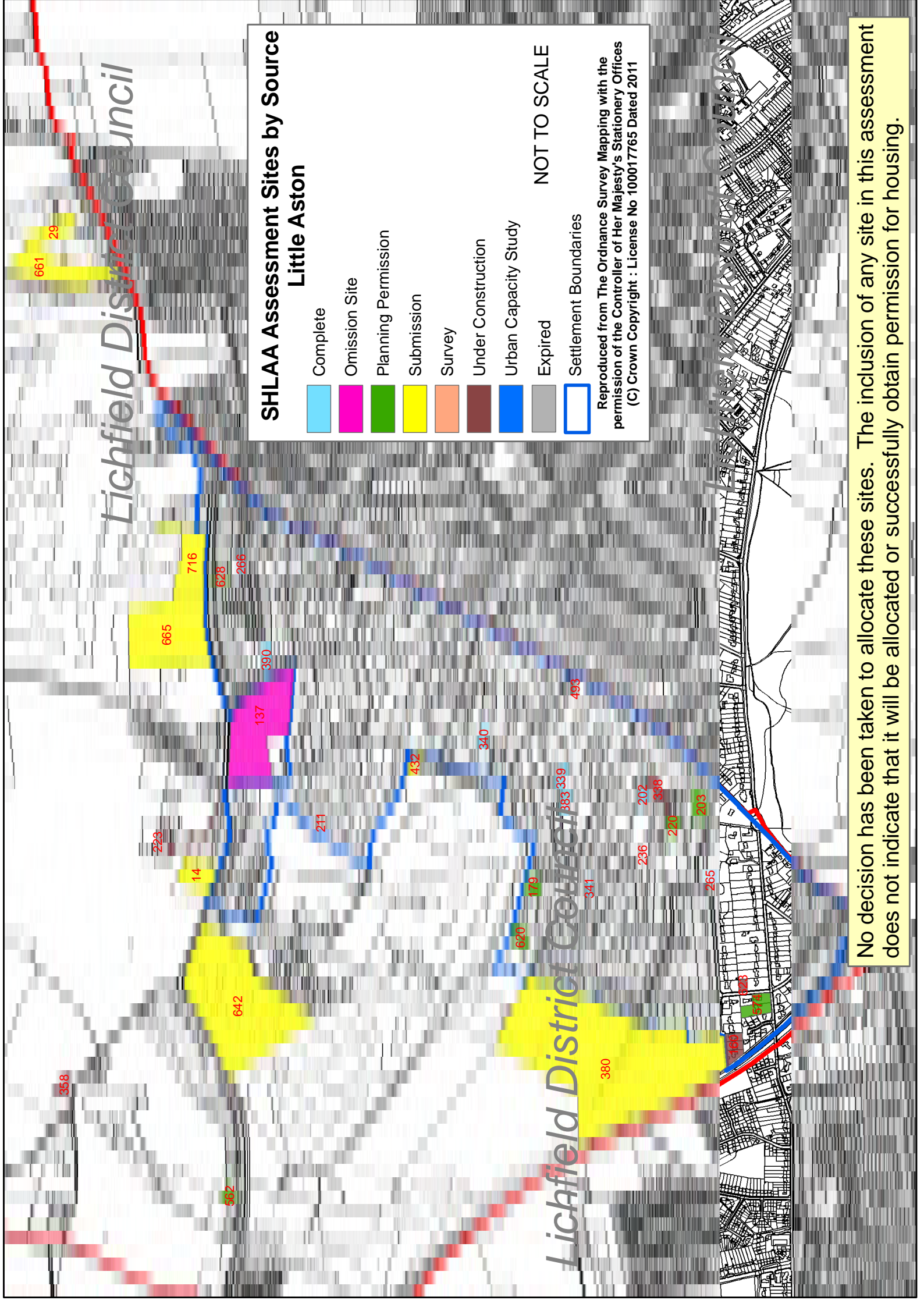
Table B.226

SHLAA Assessment Sites by Source Little Aston

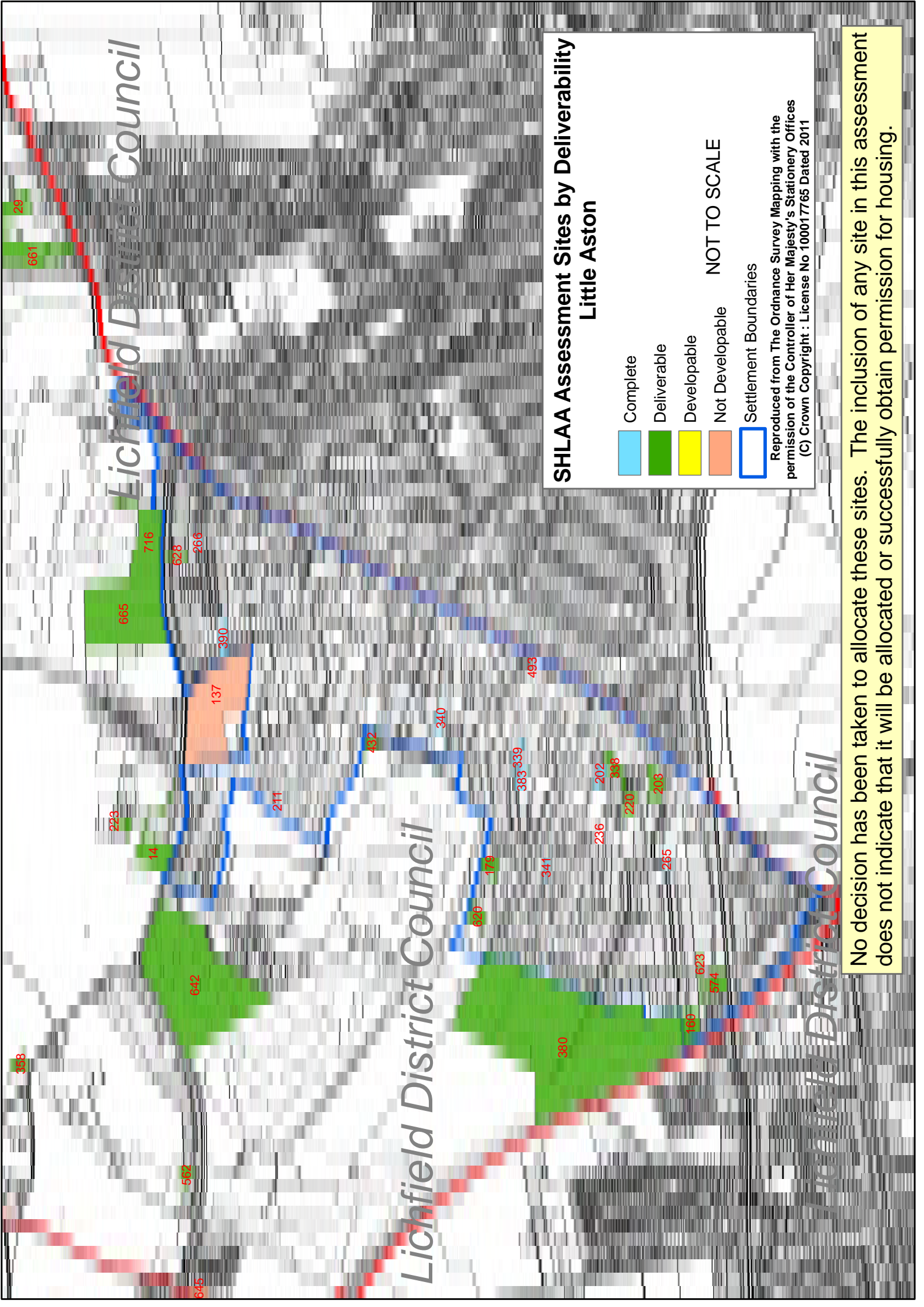
- Complete
- Omission Site
- Planning Permission
- Submission
- Survey
- Under Construction
- Urban Capacity Study
- Expired
- Settlement Boundaries

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NOT TO SCALE



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



Lichfield District Council

Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability Little Aston

- Complete
- Deliverable
- Developable
- Not 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.

ID	Location	Source	Planning Application No.	Yield	Deliverability
266	The Grove, 14	Complete	04/00860/FUL	1	Complete
202	Coppice, Roman Road	Complete	07/00272/FUL	1	Complete
265	The Dower House	Complete	05/01273/FUL	1	Complete
339	The Croft, Roman Road	Complete	02/01318/FUL	1	Complete
340	Beechwood, Roman Road	Complete	03/01334/FUL	1	Complete
341	Alderhythe Grove, 2	Complete	00/00121/FUL	1	Complete
383	Longmoor	Complete	00/00870/FUL	1	Complete
390	Walsall Road, 41	Complete	03/00169/REM	1	Complete
338	Roman Road, The Garth	Under Construction	03/00153/FUL	1	Deliverable
623	Little Aston Park Road, Mallory	Under Construction	09/01013/FUL	1	Deliverable
223	Forge Lane, Home Farm	Under Construction	03/00338/COU	4	Deliverable
160	Brockton House, land adj	Under Construction	05/00459 & 08/00521/FUL	4	Deliverable
203	Cornerways, land adjacent	Planning Permission Full	03/01391/FUL	1	Deliverable
220	Roman Road, High Beeches	Planning Permission Full	06/00240/FUL	1	Deliverable
179	Roman Park, The Thorns 5	Planning Permission Full	07/01155/FUL	2	Deliverable
574	Little Aston Park Road, 36	Planning Permission Full	08/00517/FUL	10	Deliverable
628	Little Aston Lane, 47	Planning Permission Full	09/01081/FUL	2	Deliverable
620	Roman Lane, Melbourne House	Planning Permission Outline	09/00749/OUT	1	Deliverable

Table B.227

ID: 14	Settlement: Little Aston	Location: Aldridge Road, land adjacent 22	Ward: Little Aston
Site Area (ha): 0.85	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.85
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within village boundary in 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>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: 14	Settlement: Little Aston	Location: Aldridge Road, land adjacent 22	Ward: Little Aston
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.		Proposed Yield: 20	Current Deliverability: Deliverable

Table B.228

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
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement				
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, 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. 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 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: On the basis that appropriate access arrangements can be provided.
When is site likely to come forward?: -				
		Proposed Yield: 315		Current Deliverability: Deliverable

Table B.229

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
Suitability Notes: Within village boundary in 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. Within Conservation Area. 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?: 0 - 5 years				
		Proposed Yield: 5		Current Deliverability: Deliverable

Table B.230

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 RSSS, 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>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.</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: No known constraints</p>
		Proposed Yield: 164	Current Deliverability: Deliverable	

Table B.231

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
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, 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>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.</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: No known constraints</p>
		Proposed Yield: 83	Current Deliverability: Deliverable	

Table B.232

ID: 716	Settlement: Little Aston	Location: Land at Little Aston Lane		Ward: Little Aston
Site Area (ha): 1.72	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.72	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 716		Settlement: Little Aston		Location: Land at Little Aston Lane		Ward: Little Aston	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, 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>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. 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>	
<p>When is site likely to come forward?: -</p>							
				<p>Proposed Yield: 41</p>		<p>Current Deliverability: Deliverable</p>	

Table B.233

ID: 137		Settlement: Little Aston		Location: Walsall Road		Ward: Little Aston	
<p>Site Area (ha): 4.42</p>		<p>Source: Omission site</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 4.42</p>	
<p>Yield Note: 30 dph @ 60% used to reflect nature and character of settlement</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the 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 gravel pit identified on site, not thought to affect redevelopment. HECA identifies the area as the only remaining medieval landscape in the area. Views of the church would be destroyed by development.</p> <p>Loss of grade 3 agricultural land may need justification. Impact of conservation area needs to be taken into account. Site 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 mitigate against heritage features could be achieved.</p>	
<p>When is site likely to come forward?: -</p>							
				<p>Proposed Yield: 80</p>		<p>Current Deliverability: Not Developable</p>	

Table B.234

ID: 645		Settlement: Little Aston		Location: Chester Garage, Porsche Garage		Ward: Little Aston	
<p>Site Area (ha): 0.22</p>		<p>Source: Survey</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 0.22</p>	
<p>Yield Note: 30dph@100% used to reflect nature and character of area</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: Brownfield site, but lies outside of sustainable settlement boundary.</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 currently vacant</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.</p>	

ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston
Site falls within BEA and contributions to this project may be required.		When is site likely to come forward?: -	
		Proposed Yield: 6	Current Deliverability: Not Developable

Table B.235

SHLAA Assessment Sites by Source Longdon

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

650

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.

SHLAA Assessment Sites by Deliverability Longdon

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

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Lichfield District Council

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Lichfield District Council

650

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
166	Brook End, 38 Forge Cottage	Complete	08/00576/REM	1	Complete

Table B.236

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	
Density Rate (dph): 30							
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?: -			

Table B.237

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	
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	
<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 Developable

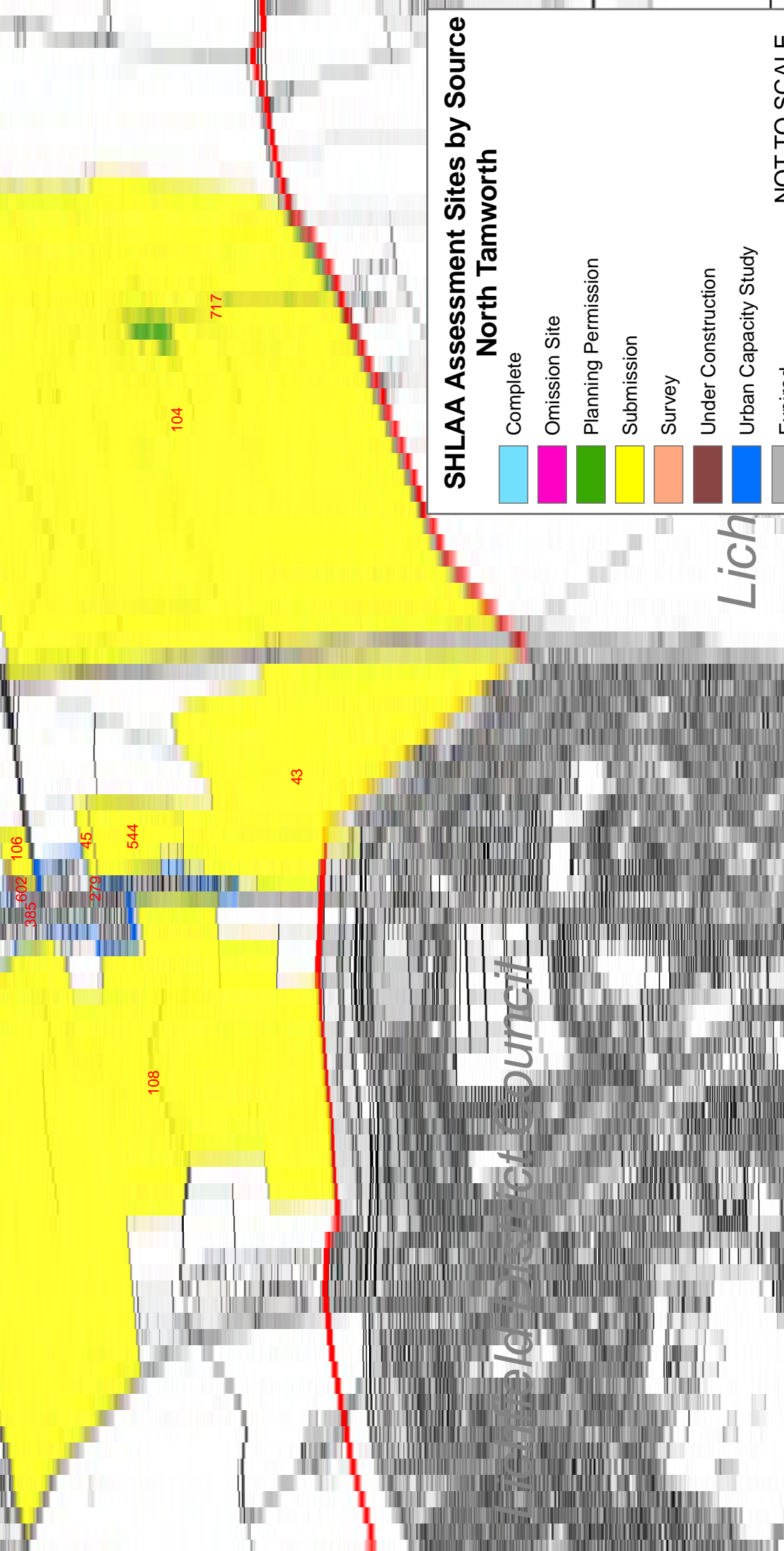
Table B.238

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>When is site likely to come forward?: -</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		Proposed Yield: 93	Current Deliverability: Not Developable	

Table B.239

No decision has been taken to allocate 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



SHLAA Assessment Sites by Source North Tamworth

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

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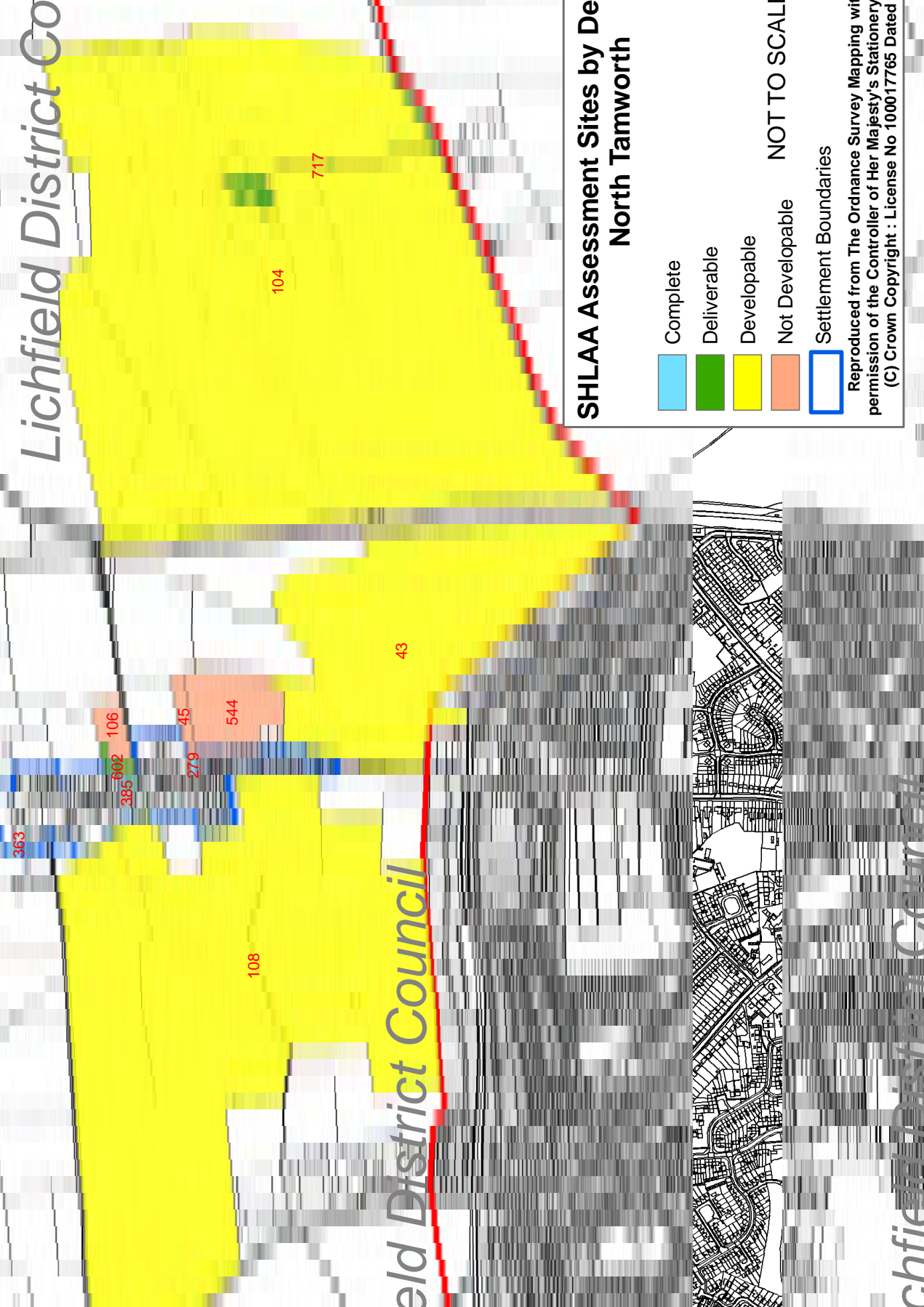
Lichfield District Council

Lichfield District Council

SHLAA Assessment Sites by Deliverability North Tamworth

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

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Lichfield District Council

ID	Location	Source	Planning Application No.	Yield	Deliverability
717	Ashby Road, Arkall Farm	Planning Permission Full	11/00022/COU	6	Deliverable

Table B.240

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>
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 250		Current Deliverability: Developable

Table B.241

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>Availability Notes: Housebuilder has confirmed long term option on the site.</p>		<p>Achievability Notes: Viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent developments come forward to share cost. Viability not proven.</p>
		When is site likely to come forward?: 11 - 15 years		

ID: 104	Settlement: North Tamworth	Location: Arkall Farm	Ward: Mease and Tame
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.		Proposed Yield: 1909	Current Deliverability: Developable

Table B.242

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.243

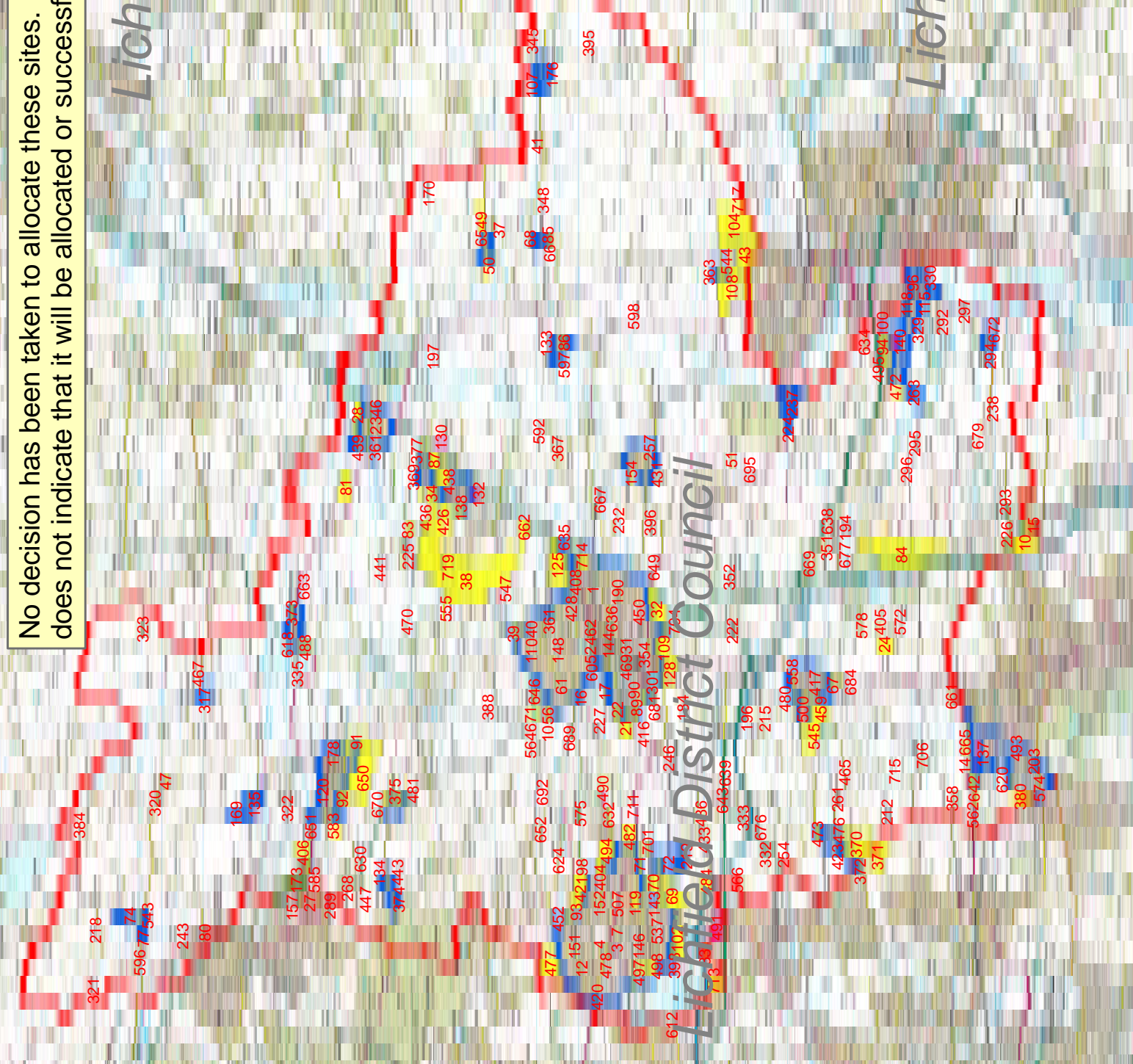
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

SHLAA Assessment Sites by Source District

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

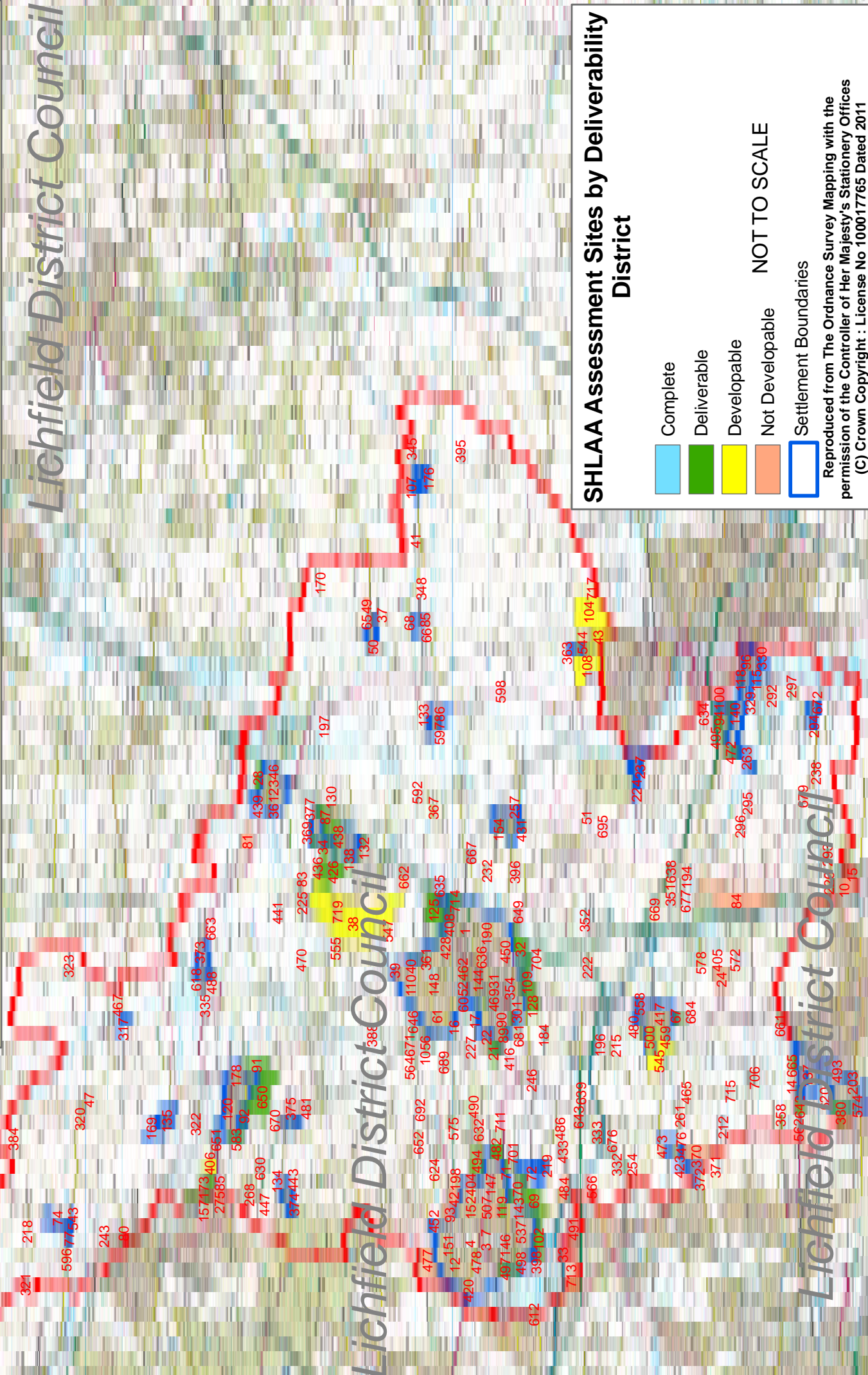
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Lichfield District Council



Lichfield District Council

Lichfield District Council

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

ID	Location	Source	Planning Application No.	Yield	Deliverability
296	Holt Farm	Complete	02/00170/COU	1	Complete
297	Drayton House, Drayton Lane	Complete	02/00157/COU	1	Complete
320	Manor Farm, Blithbury	Complete	04/00576/REM	1	Complete
321	Lount Farm, Uttoxeter Road	Complete	02/00614/COU	1	Complete
333	Bryn Hafod, Walsall Road	Complete	02/01193/COU	1	Complete
352	Boat House, Swinfen	Complete	02/00674/COU	1	Complete
384	Lower Newlands Farm, Blithbury	Complete	01/00612/COU	1	Complete
388	Sunnyside Farm, Elmhurst	Complete	04/01206/COU	1	Complete
467	Sandborough Hill Cottage, Yoxall Road	Complete	07/01154/FUL	1	Complete
470	Woodend Common Farm	Complete	00/01011/COU	1	Complete
548	Park Farm, Armitage Lane	Complete	08/01132/COU	1	Complete
212	Gainsborough Hill Farm	Complete	03/01220/COU	2	Complete
322	Manor House Farm, Mavesyn Ridware	Complete	00/00876/COU	2	Complete
334	Hammerwich Place Farm	Complete	04/00466/COU	2	Complete
366	Huddlesford Grange Farm	Complete	03/01267/FUL	2	Complete
345	Clifton Hall, Pavilion 2	Complete	06/00731/COU	4	Complete
208	Drayton Lane End Farm	Under Construction	04/01206/COU	1	Deliverable
238	Drayton Lane, Oak Dairy Farm	Under Construction	04/01167/COU	1	Deliverable
243	Parchfield House Farm, Colton	Under Construction	06/00012/COU	1	Deliverable
392	Woodhouses Road, 74, Burntwood	Under Construction	07/00692/COU	1	Deliverable
564	Ashmore Brook Farm	Under Construction	08/00676/COU	1	Deliverable
596	The Old Coach House, Bellamour Old Hall	Under Construction	08/00818/COU	1	Deliverable
196	Chesterfield Farm, Shenstone	Under Construction	03/00185/COU	2	Deliverable
283	Gorse Farm, Fradley	Under Construction	04/01230/COU	2	Deliverable
358	Mill Dam House, Stonnall	Under Construction	04/00339/COU	2	Deliverable
685	Pipehill Farm, Walsall Road	Under Construction	05/00634/COU	2	Deliverable
261	Mill Lane, Stonnall House Farm	Under Construction	07/00204/FUL	4	Deliverable
226	London Road, Lamb Farm	Under Construction	03/01117/FUL	7	Deliverable
562	Aldridge Road, 144, former Brooklands Nursery	Planning Permission Full	08/00785/FUL	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
575	Hobstone Lane, land off	Planning Permission Full	08/00551/REM	1	Deliverable
578	Little Hay Lane, Home Farm Buildings	Planning Permission Full	09/00005/COU	1	Deliverable
622	Church Lane, The Creamery Manor Farm	Planning Permission Full	09/01021/FUL	1	Deliverable
630	Bardy Lane, Brereton Cross Farm	Planning Permission Full	09/01139/COU	1	Deliverable
639	Watling Street, The Barn Wall Lane Farm	Planning Permission Full	09/00556/FUL	1	Deliverable
672	Salts Lane, Willow End, Drayton Bassett	Planning Permission Full	10/00206/FUL	1	Deliverable
676	Walsall Road, Ivy House Farm	Planning Permission Full	07/00875/FUL	1	Deliverable
679	Drayton Lane, Barn Cottage, Drayton Bassett	Planning Permission Full	10/00659/COU	1	Deliverable
689	Abnalls Lane, The Stables	Planning Permission Full	10/01071/FUL	1	Deliverable
692	Ford Lane, The Hill Farm, Chorley	Planning Permission Full	10/00880/COU	1	Deliverable
695	Packington Fields Farm, Tamworth Road	Planning Permission Outline	10/00763/OUT	1	Deliverable
715	Wood Lane, Watford Gap Nurseries	Planning Permission Full	11/00004/FUL	1	Deliverable
598	Upfields Farm, Elford	Planning Permission Full	08/01129/FUL	2	Deliverable
592	Stockford Lane, Williford Farm	Planning Permission Full	08/00914/COU	3	Deliverable
711	Lichfield Road, Edial Hall	Planning Permission Full	11/00023/COU	3	Deliverable
572	Green Barns Farm, Little Hay	Planning Permission Full	08/00343/COU	4	Deliverable
638	Watling Street, Bucks Head Farm	Planning Permission Full	09/01030/COU	9	Deliverable
445	Coppice Lane, Coppice Lane Farm	Planning Permission Outline	06/00667/COU	1	Deliverable

Table B.244

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	

ID: 29	Settlement: Other rural	Location: Blake Street, land off	Ward: Little Aston
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>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: 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			
		Proposed Yield: 19	Current Deliverability: Deliverable

Table B.245

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
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 the settlement of Norton Canes which falls within Cannock Chase District.</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 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.</p>		<p>Availability Notes: One residential dwelling on the site.</p>	<p>Achievability Notes: No known constraints.</p>
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 29	Current Deliverability: Deliverable

Table B.246

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
Yield Note: Yield based on conversion of existing building			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>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.</p>		<p>Availability Notes: Property is currently vacant.</p>	<p>Achievability Notes: No known constraints.</p>
When is site likely to come forward?: 0 - 5 years			

ID: 643	Settlement: Other rural	Location: Muckley Corner Hotel	Ward: Shenstone
		Proposed Yield: 9	Current Deliverability: Deliverable

Table B.247

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
Yield Note: indicative based on 80% at 30dph			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to the settlement of Sutton Coldfield which falls within Birmingham City. Within Greenbelt. Does not wholly comply with current development plan policies in the 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 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?: 0 - 5 years			
		Proposed Yield: 50	Current Deliverability: Deliverable

Table B.248

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):
Yield Note: Size of site corresponds to ownership, not all of site proposed to be developed.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Proposed new settlement would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting. Does not wholly comply with current development plan policies in the 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 investigations may be required. 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.		Availability Notes: Planning application made, and subsequently withdrawn. Expect long lead in time to start work and long build out time.	Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
When is site likely to come forward?: 11 - 15 years			
		Proposed Yield: 5000	Current Deliverability: Developable

Table B.249

ID: 170		Settlement: Other rural		Location: Raddle Farm, Edingale		Ward: Mease and Tame	
Site Area (ha): 0.21	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):			
Yield Note: Yield based on previously planning application which has now expired.							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Planning permission previously granted on the site.			Availability Notes: Planning application has now expired		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 1		Current Deliverability: Developable		

Table B.250

ID: 194		Settlement: Other rural		Location: Bourne House, Weeford		Ward: Bourne Vale	
Site Area (ha): 1.58	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):			
Yield Note: Yield based on previously planning application which has now expired.							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Planning permission previously granted on the site.			Availability Notes: Planning application has now expired		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 4		Current Deliverability: Developable		

Table B.251

ID: 197		Settlement: Other rural		Location: Chetwynd House, Croxall		Ward: Mease and Tame	
Site Area (ha): 0.09	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):			
Yield Note: Yield based on previously planning application which has now expired.							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Planning permission previously granted on the site.			Availability Notes: Planning application has now expired		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				

ID: 197	Settlement: Other rural	Location: Chetwynd House, Croxall		Ward: Mease and Tame
			Proposed Yield: 1	Current Deliverability: Developable

Table B.252

ID: 218	Settlement: Other rural	Location: Hamley House Farm		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.29	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site.		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1	Current Deliverability: Developable	

Table B.253

ID: 395	Settlement: Other rural	Location: Campville House, Clifton Campville		Ward: Mease and Tame
Site Area (ha): 0.07	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
Suitability Notes: Planning permission previously granted on the site.		Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 1	Current Deliverability: Developable	

Table B.254

ID: 447	Settlement: Other rural	Location: New House Farm, Batesway		Ward: Longdon
Site Area (ha): 0.09	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: Yield based on previously planning application which has now expired.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes

ID: 447	Settlement: Other rural	Location: New House Farm, Batesway	Ward: Longdon
Suitability Notes: Planning permission previously granted on the site.	Availability Notes: Planning application has now expired		Achievability Notes: No known constraints
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 1		Current Deliverability: Developable

Table B.255

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
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
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 remote location. 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.		Availability Notes: Planning application made, no known constraints. Expect long lead in time to start work and long build out time.	Achievability Notes: Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
		When is site likely to come forward?: -	
		Proposed Yield: 352	Current Deliverability: Not Developable

Table B.256

ID: 15	Settlement: Other rural	Location: Bassetts Pole	Ward: Bourne Vale
Site Area (ha): 1.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.08
Yield Note:			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability. Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location. 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.		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 and highway mitigation measures would impact on viability.
		When is site likely to come forward?: -	

ID: 15	Settlement: Other rural	Location: Bassetts Pole	Ward: Bourne Vale
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.		Proposed Yield: 26	Current Deliverability: Not Developable

Table B.257

ID: 23	Settlement: Other rural	Location: Little Hay Lane, North of (plot 137B)	Ward: Shenstone	
Site Area (ha): 0.18	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.18	Density Rate (dph): 30
Yield Note:				
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 remote location. Lack of access onto the site and to the individual plots. 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.		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.		Achievability Notes: Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.
When is site likely to come forward?: -				
			Proposed Yield: 1	Current Deliverability: Not Developable

Table B.258

ID: 24	Settlement: Other rural	Location: Little Hay Lane, North of (whole site)	Ward: Shenstone	
Site Area (ha): 20.47	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 20.47	Density Rate (dph): 30
Yield Note: 30 dph @ 60%				
Currently Suitable? No		Currently Available? No		Currently Achievable? No
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 remote location. Lack of access onto the site and to the individual plots.		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.		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.
When is site likely to come forward?: -				

ID: 24	Settlement: Other rural	Location: Little Hay Lane, North of (whole site)	Ward: Shenstone
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: 368	Current Deliverability: Not Developable

Table B.259

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):
Yield Note: Yield based on development along frontage only to reflect SSSI/SBI constraints to similar density as adjacent.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Adjacent to Brownhills, and close proximity of public transport routes, services and facilities.		Availability Notes: Site offered for purchase	Achievability Notes: No known constraints
Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
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.		Proposed Yield: 30	Current Deliverability: Not Developable

Table B.260

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
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 Developable

Table B.261

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	
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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. 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 - measures to improve sustainability may impact on viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 69		Current Deliverability: Not Developable	

Table B.262

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	
<p>Suitability Notes: Poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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 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: Listed building may affect viability. Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: -		Current Deliverability: Not Developable	

Table B.263

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 %							

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

Table B.264

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
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 404		Current Deliverability: Not Developable

Table B.265

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

ID: 82		Settlement: Other rural	Location: Sandyhill Cottages, CEMEX Site 2	Ward: Alrewas and Fradley
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p>Availability Notes: 2 dwellings currently occupied.</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: 5</p>	<p>Current Deliverability: Not Developable</p>

Table B.266

ID: 83		Settlement: Other rural	Location: Sale lane, CEMEX Site 3	Ward: Alrewas and Fradley
<p>Site Area (ha): 4.98</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 4.98</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@60%</p>				
<p>Currently Suitable? No</p>		<p>Currently Available? yes</p>		<p>Currently Achievable? No</p>
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the 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. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
<p>When is site likely to come forward?: -</p>				
			<p>Proposed Yield: 90</p>	<p>Current Deliverability: Not Developable</p>

Table B.267

ID: 84		Settlement: Other rural	Location: Weeford Park, CEMEX Site	Ward: Bourne Vale
<p>Site Area (ha): 116.5</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 116.5</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: 30dph@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>Availability Notes: Site is not currently for sale or being</p>		<p>Achievability Notes: Unknown how</p>

ID: 84	Settlement: Other rural	Location: Weeford Park, CEMEX Site	Ward: Bourne Vale
<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>Lack of access onto the site and to the individual plots.</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.</p>	marketed but has been promoted by the owner/agent.		measures to improve sustainability would impact on viability.
	When is site likely to come forward?: -		
	Proposed Yield: 2097		Current Deliverability: Not Developable

Table B.268

ID: 405	Settlement: Other rural	Location: Land at Little Hay	Ward: Shenstone
Site Area (ha): 1.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield included in site ID 24			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
<p>Suitability Notes: Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Lack of access onto the site and to the individual plots.</p> <p>Loss of grade 3 agricultural land may need justification. 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 in multiple ownerships.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
When is site likely to come forward?: -			
		Proposed Yield: -	Current Deliverability: Not Developable

Table B.269

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):
Density Rate (dph):			
Yield Note:			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to sustainable mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the 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: 433	Settlement: Other rural	Location: Station Road, land off	Ward: Hammerwich
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. Low usage of train line so unlikely to impact.		Proposed Yield: 5	Current Deliverability: Not Developable

Table B.270

ID: 484	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Site Area (ha): 12.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.88
Yield Note: 30dph@60%			
Currently Suitable? No		Currently Available? No	
Currently Achievable? No		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. Very small part within floodzone 2, not considered to affect any development. 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.		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. Achievability Notes: Unknown how measures to improve sustainability would impact on viability.	
		When is site likely to come forward?: -	
		Proposed Yield: 232	Current Deliverability: Not Developable

Table B.271

ID: 485	Settlement: Other rural	Location: Land at Meerash Farm, north of M6 Toll	Ward: Hammerwich
Site Area (ha): 0.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.56
Yield Note: 30dph@80%			
Currently Suitable? No		Currently Available? No	
Currently Achievable? No		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. Landfill site within 50m, further investigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. Currently tenanted and would require tenancy to be terminated first. No indication how long this could take. Achievability Notes: Unknown how measures to improve sustainability would impact on viability.	
		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 Developable

Table B.272

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
<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>When is site likely to come forward?: -</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>Proposed Yield: 66</p> <p>Current Deliverability: Not Developable</p>

Table B.273

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
<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>When is site likely to come forward?: -</p>	<p>Achievability Notes: No known constraints.</p> <p>Proposed Yield: 50</p> <p>Current Deliverability: Not Developable</p>

Table B.274

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		
<p>Suitability Notes: Adjacent to Brownhills. Close proximity of 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. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Impact on SSSI within 1km may need investigation. 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?: -				
			Proposed Yield: 210		Current Deliverability: Not Developable		

Table B.275

ID: 634		Settlement: Other rural		Location: Bonehill Road, Florascape Ltd.		Ward: Fazeley	
Site Area (ha): 1.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.66	Density Rate (dph): 30			
Yield Note: indicative yield of 80% at 30dph							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? No		
<p>Suitability Notes: Outside of the sustainable settlement of Tamworth/Fazeley. 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>Impact on SBI within 1km may need 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: 40		Current Deliverability: Not Developable		

Table B.276

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		
<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 contribute to sustainable mixed communities. Poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve</p>		

ID: 652	Settlement: Other rural	Location: land west of Shute Hill, Chorley	Ward: Longdon
<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 BAS within 1km may need investigation.</p> <p>Within the BEA and FOM.</p>			sustainability would impact on viability.
	When is site likely to come forward?: -		
	Proposed Yield: 14	Current Deliverability: Not Developable	

Table B.277

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 Developable	

Table B.278

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 Developable	

Table B.279

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>			<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?: -		

Table B.280

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>			<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?: -		

Table B.281

ID: 677		Settlement: Other rural	Location: land west of Dog Lane, Weeford		Ward: Bourne Vale
Site Area (ha): 0.63	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.63	Density Rate (dph): 30	
Yield Note: indicative based on 80% at 30dph (may be considerably less due to flood zone)					
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No	
<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>Availability Notes: Site is not currently for sale or being</p>		<p>Achievability Notes: Unknown how</p>

ID: 677	Settlement: Other rural	Location: land west of Dog Lane, Weeford	Ward: Bourne Vale
<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>Large part of site falls within Flood Zone 2 and 3a.</p> <p>Impact on SBI and BAS within 1km may need investigation.</p> <p>Falls within the BEA.</p>	marketed but has been promoted by the owner/agent.		measures to improve sustainability would impact on viability.
	When is site likely to come forward?: -		
	Proposed Yield: 18		Current Deliverability: Not Developable

Table B.282

ID: 706	Settlement: Other rural	Location: Forge Lane, Forge Cottage, Little Aston	Ward: Little Aston	
Site Area (ha): 0.72	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.72	Density Rate (dph): 30
Yield Note: indicative based on 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Close proximity to sewage treatment works.</p> <p>Impact on BAS within 1km may need investigation.</p> <p>Falls within the BEA.</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: 17		Current Deliverability: Not Developable

Table B.283

ID: 713	Settlement: Other rural	Location: Land at Highfields Farm, Burntwood	Ward: Little Aston	
Site Area (ha): 14.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: indicative based on 60% at 30dph				
Currently Suitable? No		Currently Available? No		Currently Achievable? No
<p>Suitability Notes: The site is outside any village boundary, and is not considered to be in a sustainable location in the RSSS. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p>Availability Notes: Not currently available.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability. Access to site not confirmed.</p>

ID: 713		Settlement: Other rural		Location: Land at Highfields Farm, Burntwood		Ward: Little Aston	
Impact on SBI and BAS within 1km may need investigation.				When is site likely to come forward?: -			
Falls within the BEA.				Proposed Yield: 263		Current Deliverability: Not Developable	

Table B.284

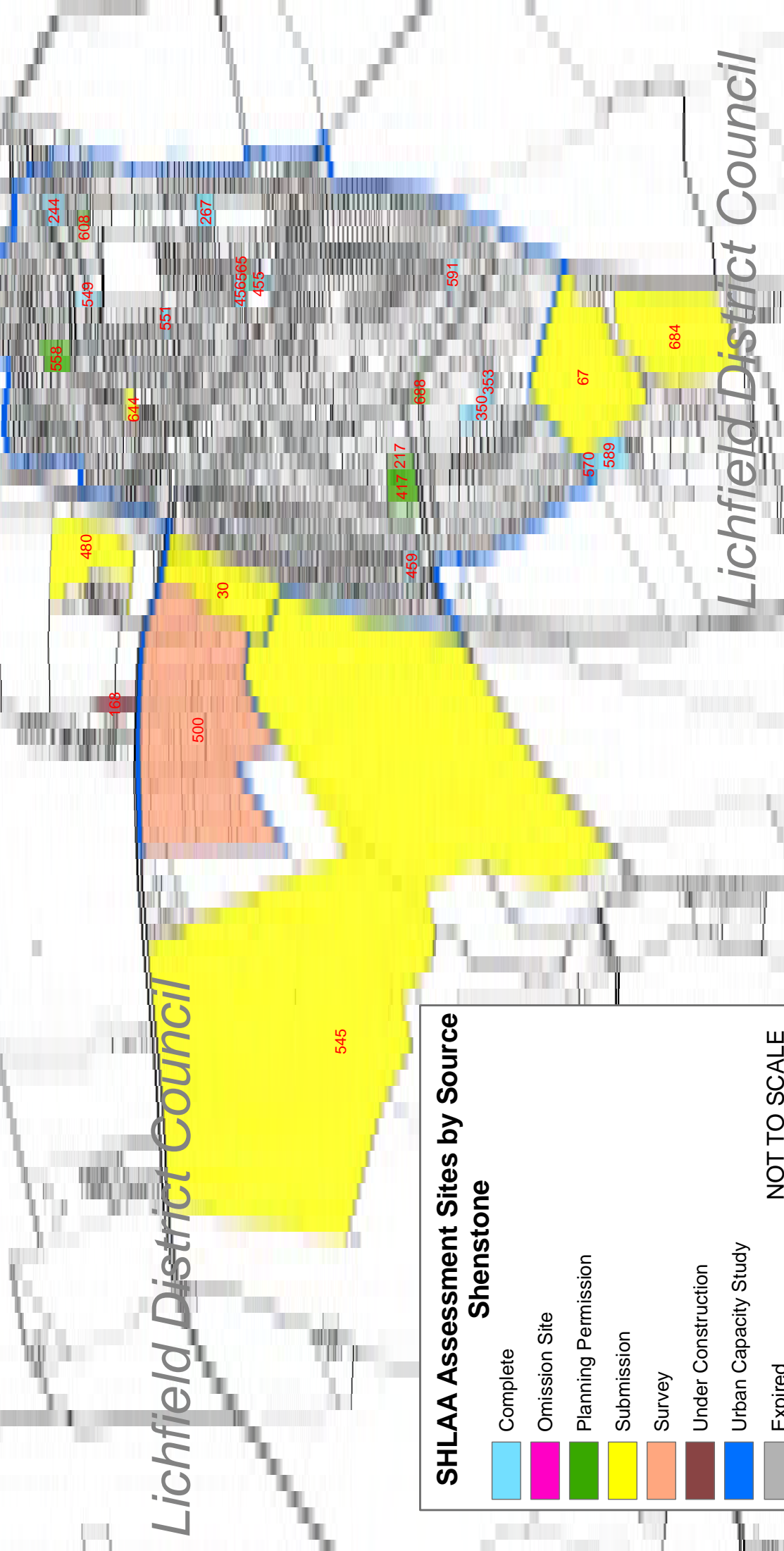
ID: 719		Settlement: Other rural		Location: Land west of Gorse Lane, Fradley		Ward: Fradley	
Site Area (ha): 6.7		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha):	
Density Rate (dph): 30							
Yield Note: indicative based on 60% at 30dph							
Currently Suitable? No			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

Table B.285

No decision has been taken to allocate 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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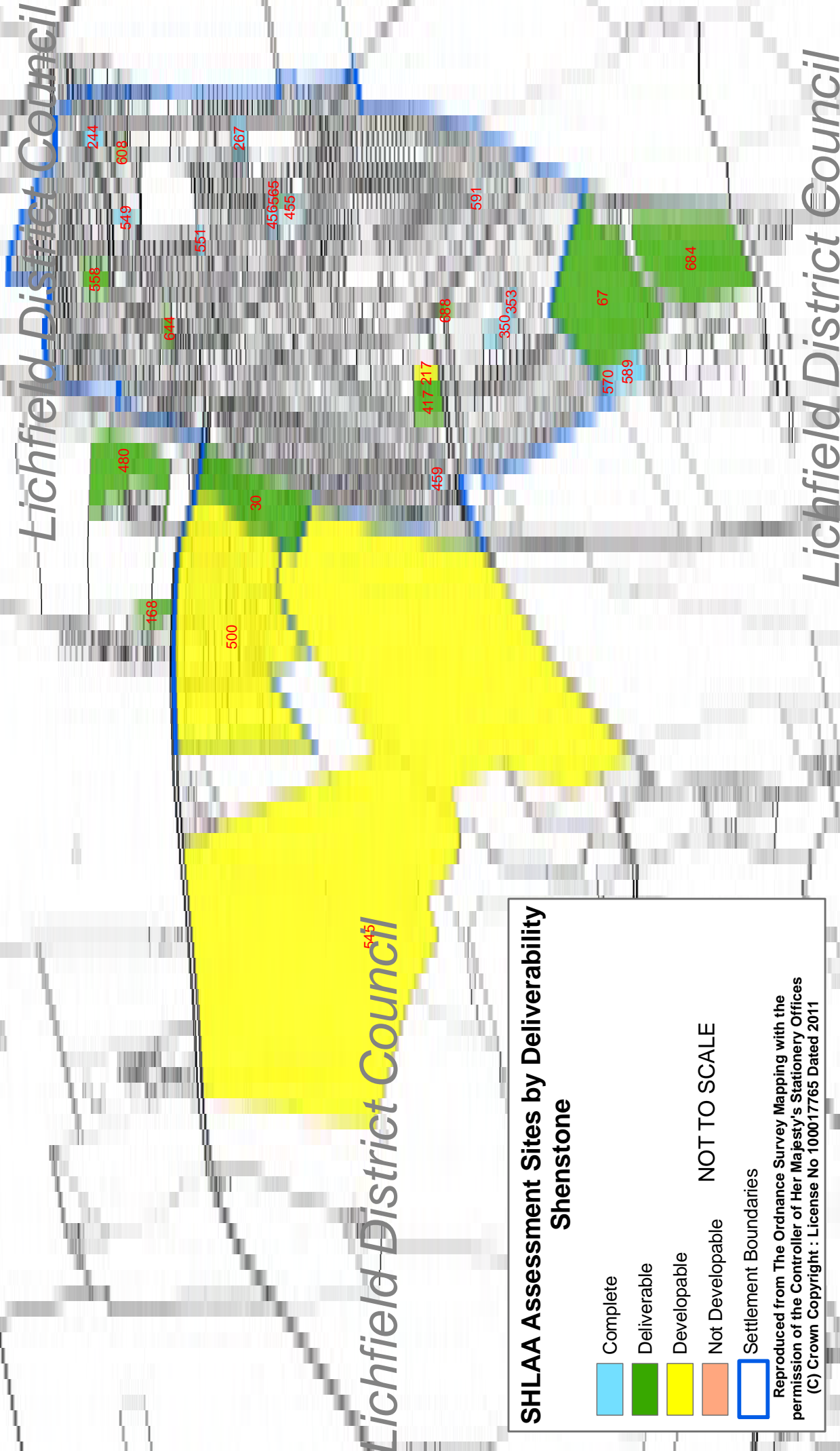
SHLAA Assessment Sites by Source
Shenstone

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

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SHLAA Assessment Sites by Deliverability
Shenstone

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

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ID	Location	Source	Planning Application No.	Yield	Deliverable
570	Court Drive, The Cart Hovel	Complete	08/01308/FUL	1	Complete
267	Birmingham Road, The Hollies	Complete	07/01113/FUL	3	Complete
589	Shenstone Court Farm, The Quadrangle	Complete	08/01300/FUL	3	Complete
455	Main Street, land rear 60	Complete	07/01219/FUL	5	Complete
244	Pinfold Hill, 68	Complete	04/00356/FUL	1	Complete
350	St Johns Drive, land off	Complete	02/00855/FUL	1	Complete
353	St Johns Drive, land adj 3	Complete	03/00903/FUL	1	Complete
456	Ivy House, land to the rear of	Complete	07/00686/FUL	1	Complete
459	Richard Cooper Road, 78	Complete	07/00918/FUL	1	Complete
549	Pinfold Hill, Seaton House	Complete	08/00128/FUL	1	Complete
551	Lincoln Croft, 12	Complete	08/00436/FUL	1	Complete
591	St Johns Hill, land rear of 67-69	Complete	08/01190/FUL	1	Complete
168	Lynn Lane, Oakdale	Under Construction	07/00379/REMM	13	Deliverable
565	Barnes Road, land adj 1 & 2	Planning Permission Full	08/00539/FUL	1	Deliverable
688	St Johns Hill, land adj 38	Planning Permission Full	10/00869/FUL	1	Deliverable
417	Holly Hill Road, Shereston House	Planning Permission Full	07/00853/FUL	4	Deliverable
608	Pinfold Hill, 62	Planning Permission Full	09/00604/FUL	1	Deliverable
558	Pinfold Hill, 31	Planning Permission Outline	08/01285/FUL	4	Deliverable

Table B.286

ID: 30	Settlement: Shenstone	Location: Lynn Lane		Ward: Shenstone
Site Area (ha): 2.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.07	Density Rate (dph): 50
Yield Note: 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.			Availability Notes: Office building partially occupied.	Achievability Notes: No known constraints
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.			When is site likely to come forward?: 0 - 5 years	

ID: 30	Settlement: Shenstone	Location: Lynn Lane	Ward: Shenstone
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.		Proposed Yield: 43	Current Deliverability: Deliverable

Table B.287

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	Density Rate (dph): 30
Yield Note: 30dph @ 60% to reflect existing character and grain of local area. Large number of TPOs may impact on design and yield.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
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. 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. Possible implications due to historic parkland and trees present.		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: 73		Current Deliverability: Deliverable

Table B.288

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	Density Rate (dph):
Yield Note: Yield proposed by agent, considered appropriate if providing other uses / facilities on site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable 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: No known constraints
When is site likely to come forward?: 0 - 5 years				

ID: 480	Settlement: Shenstone	Location: Shenstone Pumping Station	Ward: Shenstone
<p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. 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>		Proposed Yield: 41	Current Deliverability: Deliverable

Table B.289

ID: 644	Settlement: Shenstone	Location: Pinfold Hill, Plough and Harrow PH	Ward: Shenstone	
Site Area (ha): 0.11	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph): 40
Yield Note: Yield based on 40dph to reflect the urban location				
Currently Suitable? Yes		Currently Available? 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>
When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 4	Current Deliverability: Deliverable

Table B.290

ID: 684	Settlement: Shenstone	Location: Land south and east of Shenstone Court	Ward: Shenstone	
Site Area (ha): 3.03	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: indicative of 60% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the 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: 684	Settlement: Shenstone	Location: Land south and east of Shenstone Court	Ward: Shenstone
Site falls within BEA and contributions to this project may be required. BAS and SBI are within 1km and the impact on them may need further investigation. Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Possible implications due to historic parkland and trees.		Proposed Yield: 54	Current Deliverability: Deliverable

Table B.291

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

Table B.292

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	
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.		Currently Achievable? No	
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.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
Floodzone 2 (part) 3a (part). SFRA may be required		Achievability Notes: Unknown impact of SFRA, yield based on area outside floodzone	
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.		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 121	Current Deliverability: Developable

Table B.293

ID: 545		Settlement: Shenstone		Location: land west of Shenstone		Ward: Shenstone	
Site Area (ha): 47.82	Source: Submission	Proposal: Residential/Mixed	Size of Proposed Residential (ha): 41.82	Density Rate (dph): 30			
<p>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.</p>							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the 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>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>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to address flood risk would affect viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 756		Current Deliverability: Developable	

Table B.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.










Lichfield District Council

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SHLAA Assessment Sites by Source

Stonnall

	Complete
	Omission Site
	Planning Permission
	Submission
	Survey
	Under Construction
	Urban Capacity Study
	Expired
	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 Stonnall

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

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ID	Location	Source	Planning Application No.	Yield	Deliverability
228	Main Street, 18	Complete	03/01042/FUL	1	Complete
359	Lazy Hill, 2	Complete	02/00252/REM	1	Complete
600	Main Street, 133	Under Construction	09/00551/FUL	1	Deliverable
423	Public House	Planning Permission Full	08/00832/FULM	12	Deliverable

Table B.295

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
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 Developable	

Table B.296

ID: 473	Settlement: Stonnall	Location: Cartersfield Lane, land east of	Ward: Stonnall
Site Area (ha): 3.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.42
Yield Note: 30dph @ 60% has been used			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
<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>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?: -			

ID: 473	Settlement: Stonnall	Location: Cartersfield Lane, land east of	Ward: Stonnall
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.		Proposed Yield: 62	Current Deliverability: Not Developable

Table B.297

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

Table B.298

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
Yield Note: 30dph @ 80% to reflect existing 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 contribute to mixed communities.		Availability Notes: Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. Site has potential for protected species.		Proposed Yield: 20	Current Deliverability: Not Developable

Table B.299

ID: 476	Settlement: Stonnall	Location: Church Road, east of		Ward: Stonnall
Site Area (ha): 2.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.88	Density Rate (dph): 30
Yield Note: 30dph @ 60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the 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 Developable

Table B.300

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

Table B.301










No decision has been taken to allocate 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 Source Upper Longdon

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

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399

134

273

443

342

647

374

No decision has been taken to allocate 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

399

134

273

443

Lichfield District Council

647

322

374

Lichfield District Council

SHLAA Assessment Sites by Deliverability Upper Longdon

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

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ID	Location	Source	Planning Application No.	Yield	Deliverability
399	Brereton Hill Lane, Pine Ridge	Complete	07/00793/REM	1	Complete
342	North Lodge, Upper Longdon	Complete	02/00001/FUL	1	Complete
273	Upper Way, 23	Planning Permission Full	07/01043/FUL	1	Deliverable
647	Upper Way, 93	Planning Permission Full	10/00154/FUL	3	Deliverable

Table B.302

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 Developable	

Table B.303

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
<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. An SBI is within 1km and the impact on it may need further investigation. May impact on AONB, Site has potential for protected species.</p>		<p>Proposed Yield: 8</p>	<p>Current Deliverability: Not Developable</p>

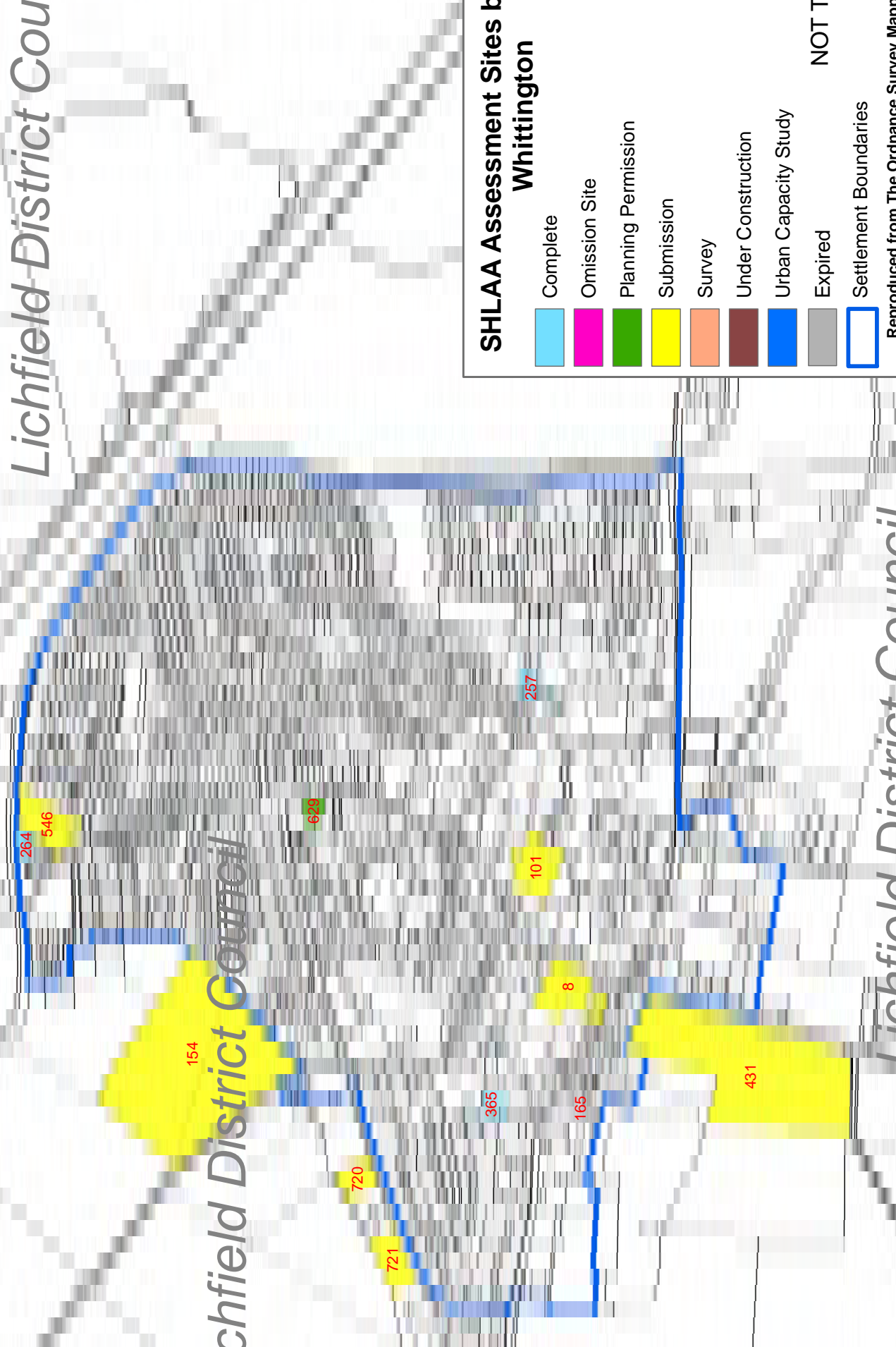
Table B.304

No decision has been taken to allocate 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 Source Whittington

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

NOT TO SCALE

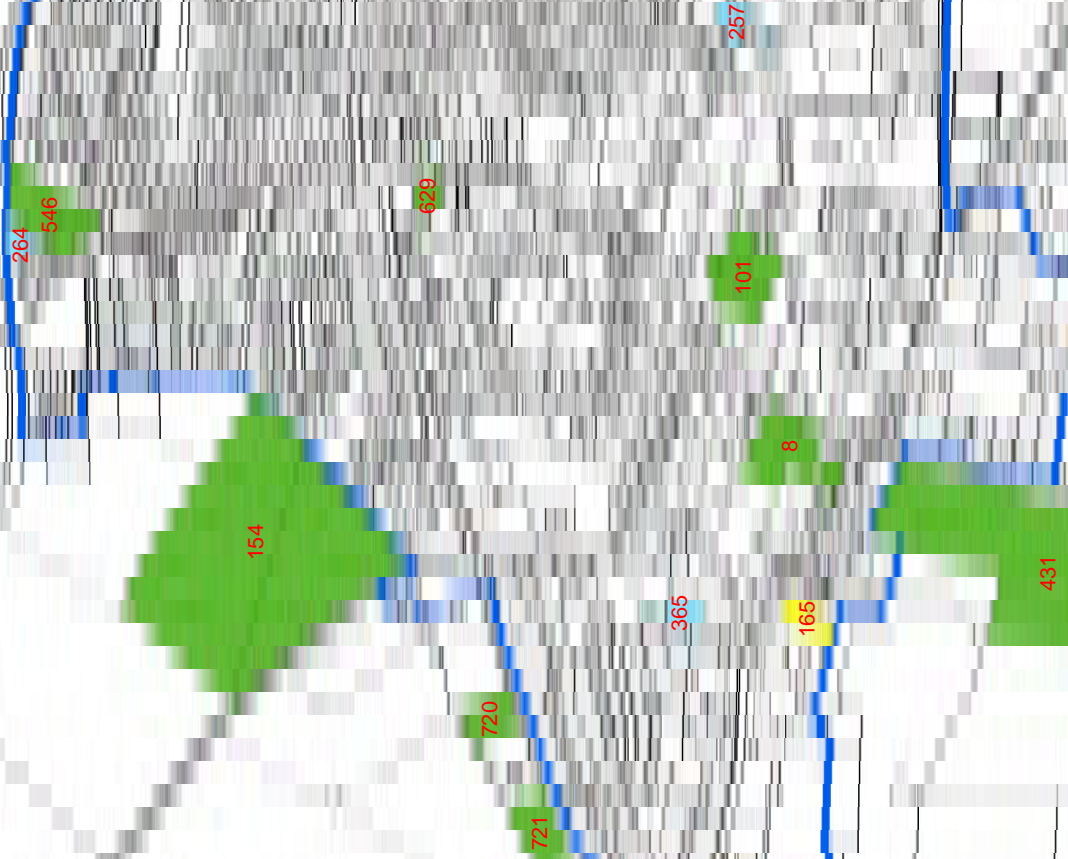
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No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council



SHLAA Assessment Sites by Deliverability Whittington

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

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ID	Location	Source	Planning Application No.	Yield	Deliverability
257	Spinney End, land south west of The Green	Complete	06/00749/FUL	1	Complete
264	Swan Cottages, land rear of	Complete	03/01468/FUL	1	Complete
365	Church Street, 34	Complete	07/00496/FUL	1	Complete
629	Main Street, land north of 51	Planning Permission Full	09/00227/FUL	2	Deliverable

Table B.305

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.306

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.307

ID: 154		Settlement: Whittington		Location: Huddlesford Lane		Ward: Whittington	
Site Area (ha): 2.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.69	Density Rate (dph): 30			
Yield Note: 30dph used to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<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>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 60		Current Deliverability: Deliverable	

Table B.308

ID: 431		Settlement: Whittington		Location: Common Lane, land west of		Ward: Whittington	
Site Area (ha): 2.19	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.19	Density Rate (dph): 30			
Yield Note: 30dph used to reflect nature and character of settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<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>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 39		Current Deliverability: Deliverable	

Table B.309

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	Density Rate (dph): 30			
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.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 546	Settlement: Whittington	Location: The Swan Inn		Ward: Whittington
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. Within Conservation Area. Loss of public facility and employment. 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: 8	Current Deliverability: Deliverable	

Table B.310

ID: 720	Settlement: Whittington	Location: Back Lane, land adj 2 Church Farm House		Ward: Whittington
Site Area (ha): 0.128	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.128	Density Rate (dph): 30
Yield Note: Based on indicative 100% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact on it may need further investigation.		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.311

ID: 721	Settlement: Whittington	Location: Back Lane, land adj 1 Church Farm House		Ward: Whittington
Site Area (ha): 0.197	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.197	Density Rate (dph): 30
Yield Note: Based on indicative 100% at 30dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact on it may need further investigation.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 6	Current Deliverability: Deliverable	

Table B.312

ID: 165		Settlement: Whittington		Location: Church Street, 29		Ward: Whittington	
Site Area (ha): 0.08		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.08	
Density Rate (dph): 30							
Yield Note: Yield based on previous planning application which has now expired							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: The site is within the village boundary of a settlement considered to be sustainable in the RSSS. Close proximity to public transport route, services and facilities. Planning permission has previously been granted.				Availability Notes: Planning permission has now expired		Achievability Notes: No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 1		Current Deliverability: Developable	

Table B.313










No decision has been taken to allocate 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 Source Wigginton

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

Lichfield District Council

SHLAA Assessment Sites by Deliverability
Wigginton

	Complete
	Deliverable
	Developable
	Not Developable
	Settlement Boundaries

NOT TO SCALE

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

Table B.314

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 Developable

Table B.315

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 Developable

Table B.316

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
<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>Part within Conservation Area. 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 but has been promoted by landowner/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: 131	Current Deliverability: Not Developable

Table B.317

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.
Core Strategy		A Development Plan Document setting out the spatial vision and objectives and strategy of the planning framework for an area, having regard to the Community Strategy.
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.
Omission Site		Refers to a site that was submitted during a previous exercise relating to the Core Strategy. It is essentially the same as a submission site.

Term	Acronym	Definition
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 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. It should be noted however, that the Government have announced that RSS's will be abolished as part of the Localism Bill scheduled for adoption in late 2011.
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.
Submission Site		A site that has been submitted to the Local Authority for consideration in the SHLAA process by either an agent or a landowner.
Suitability		A detailed definition of the term suitability can be found on page 11 of this document.
Sustainable Communities		ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Yield		The potential total number of dwellings that can be delivered on a site including houses and flats.

Table .1