



## Strategic Housing Land Availability Assessment 2012

	Foreword	4
1	What is a Strategic Housing Land Availability Assessment?	5
2	Aims & Objectives	7
3	Targets & Lichfield District Context	8
4	Undertaking the Assessment	9
5	Summary of Potential Provision & Conclusions	20
7	5 Year Supply	24
6	Monitor & Review	33
■	Appendices	
A	SHLAA Panel	35
B	Schedule of all Sites	38
	B.1 Alrewas	38
	B.2 Armitage with Handsacre	?
	B.3 Burntwood	?
	B.4 Clifton Campville	?
	B.5 Colton	?
	B.6 Drayton Bassett	?
	B.7 East of Rugeley	?
	B.8 Edingale	?
	B.9 Elford	?
	B.10 Fazeley	?
	B.11 Fradley	?
	B.12 Hammerwich	?
	B.13 Hamstall Ridware	?
	B.14 Harlaston	?
	B.15 Hill Ridware	?
	B.16 Hopwas	?
	B.17 Kings Bromley	?
	B.18 Lichfield	?
	B.19 Little Aston	?
	B.20 Longdon	?
	B.21 North Tamworth	?
	B.22 Other Rural	?
	B.23 Shenstone	?
	B.24 Stonnall	?
	B.25 Upper Longdon	?
	B.26 Whittington	?
	B.27 Wigginton	?
C	Schedule of Sites Forming 5 Year Supply	272
D	Windfall Evidence	290

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■ Glossary

Glossary

297

## 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 2028 based on the information submitted to the authority by the end of March 2012<sup>(i)</sup>. 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 annually.

Since the publication of the previous edition of the SHLAA (July 2011) the Government has published the National Planning Policy Framework (NPPF), which has replaced the previous raft of Planning Policy Statements and Guidance documents. There are a number of minor changes to the SHLAA in light of the NPPF and these will be outlined within the relevant sections of this document.

This is the fifth edition of the SHLAA and follows the document which was published in July 2011. The document follows a similar format to previous editions but has now been updated to include the 5-year housing supply information which used to form a separate document.

A further change from previous editions of the SHLAA is the change to the Local Plan period which now covers 2008-2028.

The SHLAA will form part of the evidence base for the production of the Local Plan: Strategy and subsequent Local Plan: Allocations document. The policies and proposals to be contained within the Local Plan, 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 available alongside the Local Plan as part of the evidence supporting it. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

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

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<sup>i</sup> Any sites submitted after this date will be included in the next revision of the SHLAA

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

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

**1.5** The SHLAA will inform the Local Plan: Strategy and subsequent Local Plan: Allocations documents.

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

**1.7** The assessment will be kept up-to-date annually, in order to update the housing trajectory and the five-year supply of specific deliverable sites.

## 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. Whilst the national requirement contained within PPS3 has fallen with the publication of the NPPF, Local Authorities are still required to identify and annually update their supply of sites available for housing. As such the SHLAA is still the best method to do this, and when combined with the five year housing supply assessment this document will provide a detailed picture of the Districts housing supply. The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to 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 2011 - 2012 including completions and sites with planning permission up to the end of March 2012. Additionally sites submitted through the SHLAA process and 'Call for Sites' have been included which were submitted by the end of March 2012. The SHLAA projects expected housing supply through to the end of the Local Plan Period (to 2028).

### 3 Targets & Lichfield District Context

**3.1** The National Planning Policy Framework states that local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years with an additional 5% buffer to be moved forward from later in the plan period. The NPPF also states Authorities should identify specific 'developable' sites and broad locations that will enable continuous delivery of housing for years 6-10 and, where possible, for years 11-15. The role of the Local Plan will include the Council's approach to this task and may allocate strategic sites for housing and identify broad areas or types of land for new housing in order to meet these requirements. The Lichfield District Local Plan will cover the period to 2028, and therefore the SHLAA will assess land availability for this whole period. The Council began work on the Allocations document in 2009 and has undertaken an initial 'call for sites.' This SHLAA and subsequent revisions will inform the options for housing within the allocations document.

**3.2** Government has announced its intention to abolish Regional Spatial Strategies although the date to do this remains unclear. 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 have been addressed through the District Council's emerging Local Plan, although the SHLAA will inform the potential for flexibility within the Local Plan. In 2012 Lichfield District Council, along with Cannock Chase District and Tamworth Borough Councils, commissioned Nathaniel Lichfield and Partners (NLP) to undertake a study to look at the housing targets for the three Local Authorities. The NLP report recommends a housing target of 410-450 dwellings per year for Lichfield District. This would equate to between 8200 and 9000 homes across the plan period. The emerging Local Plan will use a figure of 8700 (435 per annum) as a housing target, recognising that some of the needs of Tamworth Borough and Cannock Chase District will be met within Lichfield District, as such this will be the target against which the five year supply and housing trajectory is calculated. This piece of work is an important piece of evidence underpinning the Local Plan and as such its recommendations for housing targets have been included in this edition of the SHLAA.

**3.3** Housing figures (permissions, completions and commitments) for each year are compiled and checked in time for the Annual Monitoring Report. This information has now been updated to the end of March 2012. It identifies completions in the District of 921 since 2008 (1,766 since 1st April 2006) and there remains a committed supply of some 1,167 dwellings (deliverable sites with planning permission and those under construction). Based on a target of 435 homes this would mean a net remaining requirement of 6,612 additional dwellings to deliver up to 2028 taking into account completions since April 2008 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 Local Plan 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.

**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** 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.

**4.7** 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**

**4.8** 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.

**4.9** 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 Local Plan: Allocations, 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.

**4.10** 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 housing 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.

**4.11** 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 31<sup>st</sup> March 2012 have been used. In total, the survey and assessment has identified some 747 potential housing sites for consideration, ranging in scale from single dwellings to a new settlement of 4,000 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**

**4.12** 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.

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

**4.14** 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**

**4.15** 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.

**4.16** 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**

**4.17** 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

**4.18** The ratio standards derive from “Tapping the Potential” <sup>(ii)</sup> 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.

**4.19** 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. It is still considered that these density assumptions are relevant especially when considering the identified housing needs with the District, including significant need for smaller homes and homes with an element of care to assist in the retention of young economically active and to respond to our significantly ageing population to 2028. 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. Guidance will be contained within the forthcoming Sustainable Design SPD.

**4.20** 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

**4.21** The Guidance divides Stage 7 into four sub stages to assess suitability, availability and achievability of potential sites for new housing and to consider overcoming constraints. The sites were all assessed by the Strategic Project Team under these stages. The draft SHLAA took into account existing policy restrictions and where sites were not in accordance with the adopted development plan (presently 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

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

the Local Plan process, this approach was reconsidered following consultation on the draft SHLAA of April 2008 and subsequently determined to be inappropriate. The SHLAA Panel advised that the approach should be revised and proposed an approach to finalise the assessment. This was applied to a number of sample sites and then agreed by the Panel. The following approach was then applied to all sites and agreed by the Panel.

## 7a – Assessing Suitability for housing

### *Sustainable Mixed Communities*

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

**4.23** The Academy for Sustainable Communities identifies eight components of a sustainable community: Governance; Transport & Connectivity; Services; Environmental; Equity; Economy; Housing and the Built Environment; and Social and Culture. For the majority of the identified sites, it is just the location for development that has been identified rather than detailed proposals, and so it is difficult to undertake a detailed assessment for a site against each of those eight components with the exception of services, transport and connectivity. The District Council has undertaken a Rural Settlement Sustainability Study (October 2007 and 2011) which assessed each rural settlement on accessibility factors and availability of key services and facilities. In the study only settlements with a clear and defined settlement boundary as set out in the adopted Lichfield District Local Plan were considered and ranked against a scoring matrix to assess their sustainability in terms of accessibility and availability of key services and facilities.

**4.24** In the context of the District, the Core Strategy Preferred Option Paper considers that the top 7 ranking rural settlements (Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas, Little Aston and Whittington) and the urban centres of Burntwood and Lichfield, are the most sustainable communities. Since the publication of the SHLAA document May 2009, the Stirling Centre at Fradley has been completed which incorporates a range of facilities. In line with the Rural Settlement Sustainability Study 2011 it is now felt that Fradley can be considered a sustainable settlement as it satisfies the criteria originally set out in the RSSS. The Core Strategy: Preferred Option assumes that Streethay is part of Lichfield, as does this study.

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

### *Policy Restrictions*

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

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

### *Physical Problems or limitations*

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

**4.29** For assessing flood risk, the latest flood risk maps from the Environment Agency were used from the Strategic Flood Risk Assessment which forms part of the Local Plan's evidence base. Where sites include an area of flood risk, a flood risk assessment may be required. Where a site fell within flood risk zone 3 then this element was considered unsuitable and density was calculated on the remaining area of the site.

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

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

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

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

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

*Potential Impacts*

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

**4.36** Key issues relevant to the principle of development or capacity include the presence of statutory and non-statutory biodiversity sites, protected species, BAP habitats and species, the need to provide green infrastructure, the impact of the development of the site on local landscape character and whether the site falls within areas such as the Forest of Mercia.

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

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

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

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

*Environmental conditions*

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

**7b Assessing Availability for housing**

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

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



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

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

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

**4.46** A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is most likely to refer to viability as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. The District Council acknowledges that further viability assessments may need to take place. The SHLAA Practise Guidance 2007 states that viability can be affected by:

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

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

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

**4.49** Feedback on required infrastructure has been given to promoters of sites and they have been asked about the impact such requirements would have on viability.

### **7d Overcoming constraints**

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

## Stage 8: Review of assessment

**4.51** The assessment methodology provides for a review of the findings of the assessment following consultation. Its purpose is to consider refined site assessments, including when sites are likely to come forward, in order to identify whether enough housing potential has been identified to meet the needs of the District to 2028. In this case 8,700 homes as identified in the the Southern Staffordshire Districts Housing Needs Study & SHMA Update 2012 has been taken as the benchmark for the assessment.

**4.52** 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 Local Plan: Strategy and Local Plan: Allocations formulation process.

**4.53** 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 Local Plan, have been successful in identifying sufficient potential housing sites to meet the full requirements for 15 years beyond the end of the likely adoption date for the Local Plan: Strategy.

## Stage 9: Determining the housing potential of windfalls

**4.54** The NPPF (para 48) states that planning authorities may include a windfall allowance where there is 'compelling' evidence that such sites have consistently become available. In the refresh of work for this edition of the SHLAA Lichfield District Council has looked at the past trends of windfall sites which have become available. In order to calculate a windfall allowance the SHLAA database has been used to calculate the number of windfalls which have been granted planning permission each year (Between editions of the SHLAA).<sup>(iii)</sup>

**4.55** Information on the windfall calculation is contained within the 5 year housing land supply chapter of this document and Appendix D.

## Stage 10: Presenting further work

**4.56** 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

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

transport reports. Where information has been submitted, details have been uploaded on to the Council's website at [www.lichfielddc.gov.uk/localplan](http://www.lichfielddc.gov.uk/localplan) under the Local Plan: Strategy section and Submissions for Potential Strategic Allocations.

### **Stage 11: Completions**

**4.57** As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been 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 747 sites (including completed sites) have been identified and assessed through the process with a remaining capacity for 20,455 dwellings identified on sites considered to be deliverable or developable and 1,766 dwellings already completed as of March 2012. 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 2012 (All Figures Net)			Sites outside Planning Process		Total
	U/C	PP Full	P Outline	Deliverable	Developable	
Lichfield	18	223	8	1,598	2,527	4,374
Burntwood	16	23	14	1,252	1,803	3,108
Armitage with Handsacre	0	27	0	732	1,456	2,215
Alrewas	1	12	0	91	167	271
Fazeley	28	120	5	496	341	990
Fradley	5	3	0	1,083	1,016	2,107
Little Aston	7	7	1	366	272	653
Whittington	0	11	0	136	21	168
Shenstone	0	2	4	229	1,081	1,316
<b>Sub-Total</b>	<b>75</b>	<b>428</b>	<b>32</b>	<b>5,983</b>	<b>8,684</b>	<b>15,202</b>
Colton	5	1	0	0	0	6
Hamstall Ridware	0	0	0	0	0	0
Hill Ridware	0	13	0	0	1	14
Longdon	0	1	0	0	0	1
Upper Longdon	1	4	0	0	0	5
Kings Bromley	0	1	0	0	1	2
Hammerwich	0	0	0	113	0	113
Stonnall	1	14	0	0	0	15
Drayton Bassett	0	1	0	0	0	1

Settlement	Deliverable Commitments to March 2012 (All Figures Net)			Sites outside Planning Process		Total
	U/C	PP Full	P Outline	Deliverable	Developable	
Hopwas	0	0	0	0	0	0
Mavesyn Ridware	0	0	0	0	0	0
Wigginton	0	0	0	0	0	0
Elford	0	5	0	0	0	5
Harlaston	0	1	0	14	0	15
Edingale	0	2	1	0	4	7
Clifton Campville	1	4	1	0	2	8
<b>Sub-Total</b>	<b>8</b>	<b>47</b>	<b>2</b>	<b>127</b>	<b>8</b>	<b>192</b>
North of Tamworth	0	0	0	0	2,225	2,225
East of Rugeley	41	189	252	80	600	1,162
Outside Settlements	26	32	35	103	1,478	1,674
<b>Sub-Total</b>	<b>67</b>	<b>221</b>	<b>287</b>	<b>183</b>	<b>4,303</b>	<b>5,061</b>
<b>Total</b>	<b>150</b>	<b>696</b>	<b>321</b>	<b>6,293</b>	<b>12,995</b>	<b>20,455</b>

Table 5.1 SHLAA Results

**5.3** There has been a small number of demolitions since the start of the current plan period. There were 4 demolitions during 2008/09, 5 demolitions during 2009/10, 13 demolitions during 2010/11 and 7 during 2011/12, this gives the total number of demolitions across the first 6 years of the plan period of 29.

## Indicative Housing Trajectory

**5.4** Sites listed as Not Currently Developable have not been included in the results above, but are listed within the appendices. Currently they do not represent sites that are considered appropriate to contribute towards housing provision 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 1<sup>st</sup> April 2012 to the 31<sup>st</sup> March 2017, total approximately 6,293 dwellings. A large majority of these are outside of settlement boundaries. A further 150 dwellings are under construction and 1,167 have full or outline planning permission. Looking beyond 2016, there is a developable supply of some 12,995 dwellings.

**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 Local Plan. This allows the Council a strategic choice of locations for consideration

through the Local Plan, 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 1,167 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 6 to 15 will largely rely on the release of further sites from within the developable stock of 12,995 sites that are currently outside the planning process, sufficient to enable the delivery of our spatial development strategy consistent with the emerging Local Plan. 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 Five Year Housing Land Supply chapter of this document.

### Large Sites - Lead in times & build out rates

**5.9** Although the SHLAA identifies deliverable sites for some 6,293 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 and how long before development of a site would commence. These factors need to be taken into account in determining a housing trajectory. The following lead in times have been applied to sites where there has been no further information of when sites are likely to commence. These estimates are based on knowledge of the planning process locally;

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

Table 5.2 Lead in timescales

**5.10** The issue of 'build out' rates for housing sites was considered by the SHLAA Panel, which agreed that landowners and agents were likely to be best placed to estimate 'build out' rates and that they should be consulted on this aspect. In the absence of this information it was agreed that the following 'build out' rates for different sized sites would be appropriate:

- Up to 25 dwellings completed in first year of building (per developer, if appropriate)
- Maximum of 50 dwellings per year for a single developer
- Sites up to 250 dwellings: assume single developer (50 dwellings per year)
- Sites 251 to 500 dwellings: assume 2 developers, i.e. 2 x 50 dwellings per year

- Sites 501+: assume 3 developers, i.e. 3 x 50 dwellings per year
- Ceiling of 150 dwellings per year for all sites.

**5.11** In a change to this years edition of the SHLAA all large deliverable and developable sites where the housing supply would be delivered over several of the 5 year periods, the supply has been split across the periods to give a realistic estimation of when development could be delivered on each site. This also recognises that on larger sites, only a proportion of the dwellings will be deliverable within the first 5 year period, with those outside being considered developable.

## 7.5 Year Supply

### Introduction

**7.1** This chapter of the document sets out an assessment of whether there is a five year supply of deliverable housing land in Lichfield District for the period of April 2012-March 2017. This assessment will set out the current housing supply position in Lichfield District at 1<sup>st</sup> April 2012.

**7.2** In previous years the Assessment of Five Year Housing Supply has been published as a separate document, however it was felt as this document uses the same base data as the SHLAA and the two assessments are linked that it would be best to merge both into one, comprehensive document.

### National Guidance & Deliverable Housing Land

**7.3** The National Planning Policy Framework (NPPF) requires Local Authorities to demonstrate five years housing supply with an additional 5% buffer (moved forward from later in the plan period) to provide choice and competition in the market for land (Paragraph 47).

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

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

**7.5** Further to this the footnote to paragraph 47 of the NPPF states that sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years. This requirement has been taken into account and any site with planning permission has been considered deliverable unless evidence has been put forward that development will not take place within 5 years.

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

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



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

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

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

- they are under construction; or
- there are no known ownership constraints; and
- there are no known physical or environmental constraints; and
- there are no conditions or section 106 agreements precluding or limiting development within the 5 year period.

**7.9** Committed Sites with Planning Permission: the assessment of sites with planning permission and remaining suitable allocations on the basis of these criteria. The assessment has been on the basis of housing land supply information available as at 31<sup>st</sup> March 2012. The assessment considers the 5 year period from April 2012 - March 2017.

**7.10** Deliverable sites without Planning Permission: sites without the benefit of planning permission (predominantly brownfield) at 31<sup>st</sup> March 2012, which have been identified through the Strategic Housing Land Availability Assessment to date as being deliverable AND are supported in principle by existing local planning policies.

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

**7.12** The housing trajectory for the District shows housing completions by year to date, and the projected completion rate for the financial years 2012 to 2017.

## The Existing Development Plan Position

**7.13** The adopted development plan is currently made up of the West Midlands Regional Spatial Strategy (January 2008) and the saved policies contained within both the Staffordshire & Stoke on Trent Structure Plan and the Lichfield District Local Plan (adopted June 1998). Whilst further work on the RSS has now been halted, the submitted preferred option currently states that Lichfield District should make provision for 8,000 additional dwellings (net) to be built in the period 2006 - 2026 at an indicative average of 400 homes. This is also the level of homes that was out for consultation between November 2010 and February 2011 as part of the Core Strategy: Shaping our District.

**7.14** The NPPF requires Local Authorities to set their own local housing requirements based on the most up to date and robust evidence. As such Nathaniel Lichfield and partners were commissioned by Lichfield District Council along with neighbouring authorities to examine the housing requirements and needs within southern Staffordshire. This piece of evidence provides the most up to date and robust assessment of the housing target for the three Districts.

## Working Towards the Local Target

**7.15** With the introduction of the NPPF, the emphasis has been placed on Local Authorities to set their own housing targets using robust and up to date evidence to examine the Districts housing requirement.

**7.16** The Southern Staffordshire Housing Needs Study and SHMA Update 2012 was published in May 2012. This was a jointly commissioned study by Lichfield District, Cannock Chase District and Tamworth Borough Councils, which looked at the housing requirement for each of the three authorities across a plan period of 2008-2028. The study set a range of 410-450 dwellings per annum for Lichfield District which equates to 8,200-9000 dwellings per year. The Local Plan identifies that a target of 8,700 dwellings will be delivered across the District between 2008-2028.

**Annual Target (From NLP Report) = 435 dwellings per annum**

- **2008-2012 Requirement =  $435 \times 4 = 1740$**
- **Net Completions 2008-2012 = 921**

**Shortfall =  $1740 - 921 = 819$**

**Remaining Years of Plan period =  $2012 - 2028 = 16$**

- **Therefore  $819/16 = 51$**
- **Yearly requirement =  $435 + 51 = 486$**
- **Five Year Requirement =  $486 \times 5 = 2,430$  (2,551 with 5% buffer for NPPF)**

## Five Year Supply Buffer

**7.17** The NPPF requires that Local Authorities include a 5% buffer (moved forward from later on in the plan period) on their five year housing land supply to ensure that there is competition and choice in the housing land market. The NPPF also states that where there has been a persistent under delivery of housing the authority should increase this buffer to 20%. Table 7.1 illustrates the housing delivery of Lichfield District in the previous 10 years. Whilst there has been under delivery in the last few years, this can be attributed to the recession and the effects this has had on the house building market. However the table below shows that in a stable, buoyant market Lichfield District has delivered over and above the current housing targets.

Year	Total Completions
2001-2002	534
2002-2003	521
2003-2004	609
2004-2005	638
2005-2006	647
2006-2007	293
2007-2008	581
2008-2009	273
2009-2010	102
2010-2011	316
2011-2012	201
<b>Total</b>	<b>4,715</b>

Table 7.1 Housing Completions since 2000

**7.18** Table 7.1 shows that in the past 10 years Lichfield District has on average delivered 428 dwellings per year, this is within the range suggested by the NLP report, and above the annual target from the RSS. This evidence shows that Lichfield District does not have a record of persistent under delivery and as such a 5% buffer will be applied to Lichfield Districts five year supply.

## Windfall Allowance

**7.19** The NPPF makes provision for Local Authorities to include a windfall allowance within their five year housing supply where there is 'compelling evidence that such sites have consistently become available' (Paragraph 48). Lichfield District has historically consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance within the housing trajectory. The NPPF states that such a windfall allowance should be realistic and have regard to evidence within the SHLAA, but should not include windfall developments from

residential gardens. Table 7.2 shows the number of windfalls which have been granted planning permission between each edition of the SHLAA. Evidence to support the windfall allowance can be found at appendix D.

Year	Number of Windfalls granted Planning Permission
2008-2009	16
2009-2010	72
2010-2011	33
2011-2012	33

Table 7.2 Windfalls

**7.20** The average number of windfalls across the four years is 38 dwellings per year. Although the figures for both 08/09 and 09/10 distort the figures somewhat this provides evidence that Lichfield District has historically delivered a significant number of windfalls each year and as such this should be taken into account within the five year supply, in line with guidance within the NPPF.

**7.21** It is felt that although the average windfall rate is 38 dwellings per year that due to the figures for 08/09 and 09/10 that a more realistic figure for the District's windfall allowance would be 30 dwellings per year.

## Implementation Rates

**7.22** Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring without being implemented. The following calculation shows that in the past 10 years there has been a relatively small number of planning permissions expiring. The figures for 2010-2011 show a significantly higher number of dwellings having planning permission expired, this is caused by several large planning permissions expiring which were granted during 2009 at the height of the housing boom prior to the current economic down turn.

Year	Number of Dwellings Expired within Financial Year
2001-2002	6
2002-2003	17
2003-2004	8
2004-2005	12
2005-2006	12
2006-2007	3
2007-2008	12

Year	Number of Dwellings Expired within Financial Year
2008-2009	19
2009-2010	27
2010-2011	209 (14 without large expired schemes)
2011-2012	24
<b>Total</b>	<b>349 (144)</b>

Table 7.3

**7.23** The total number of dwellings delivered over this period was 4,715, this shows that approximately 7% of dwellings are not implemented. However this figure is skewed considerably by the very high figures for 2010-2011, when the large sites are removed from this calculation it provides a more realistic non-implementation rate of 3%. This non-implementation rate will be applied to the supply of deliverable sites within the five year calculation below.

## The Five year Supply of Deliverable Housing

**7.24** The assessment demonstrates that there is not a five year supply (plus 5%) of housing land in the District at 31<sup>st</sup> March 2012 compared to the local target set through the emerging Local Plan: Strategy and justified by the NLP report. The calculation for this position is set out below and is followed by the housing trajectory for the five year supply. All the data of sites contained within the Five Year Supply can be found at Appendix C 'Schedule of Sites Forming 5 Year Supply'.

Dwellings	
Local Housing Target 2012-2017	2,430 (2,551 with 5% buffer for NPPF)
Average Per Annum	486

Table 7.4 Housing Land Requirement at 1st April 2012

**7.25** By using the figures for sites under construction and with planning permission for residential schemes (as at 31st March 2012) and sites considered deliverable within the SHLAA which are not currently within the planning process, not all deliverable sites have been included in this calculation. Sites which are not in conformity with current planning policy (contained within the NPPF and the saved policies of the 1998 Lichfield District Local Plan) have been removed from the five-year supply, despite many being considered 'deliverable' by the SHLAA which doesn't discount sites on policy considerations. The District's position at the 31st March 2012 is as follows;

Dwellings	
Sites with planning permission	1,167

Dwellings	
Sites not currently within the planning process but identified as deliverable within the SHLAA (In line with current policy)	838
Deliverable Capacity at 01/04/2012	2,005

Table 7.5 Deliverable Sites at 1st April 2012

**7.26** Within the table below, sites that have been assessed as being unlikely to come forward through the SHLAA have been removed from the committed supply. It is considered that assessing each site individually is a more robust approach than applying a generalised non-implementation rate.

<b>Housing Target 2012-2017 (with 5% Buffer)</b>	<b>2,430 (2,551)</b>
Requirement for 2012-2017 per annum (including shortfall)	486
Net Supply of Deliverable Sites	2,005
Non-implementation Rate (3%)	-60 (2,005-60 = 1,945)
Number of Years Supply Calculation	1,945/486 = 4
Number of Years Supply	4

Table 7.6 5 Year Calculation

**7.27** Table 5.5 shows that at 31st March 2012 Lichfield District has a 4 year housing supply. There is an under provision of 486 dwellings when compared to the 5 year requirement (including 5% buffer).

## Housing Trajectory - Five Year Supply

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

Year	2008/2009	2009/2010	2010/2011	2011/2012	Five Year Supply				
					2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Past Completions	277	107	329	208	-	-	-	-	-
<b>Projected Completions (Gross)</b>									
Projected Completions (With Planning Permission)	-	-	-	-	293	282	322	199	148
Projected Completions (Deliverable SHLAA Sites)	-	-	-	-	18	117	219	226	178
Average Windfall Rate	-	-	-	-	30	30	30	30	30
<b>Annual Total (Gross)</b>	-	-	-	-	<b>341</b>	<b>429</b>	<b>571</b>	<b>455</b>	<b>356</b>
Demolitions & Conversions Away	4	5	13	7	11	11	11	11	11
<b>Annual Total (Net)</b>	-	-	-	-	<b>330</b>	<b>418</b>	<b>560</b>	<b>444</b>	<b>345</b>
<b>Cumulative Projected Provision</b>	<b>273</b>	<b>375</b>	<b>691</b>	<b>892</b>	<b>1,222</b>	<b>1,640</b>	<b>2,200</b>	<b>2,644</b>	<b>2,989</b>
Cumulative Target (NLP Study + 51 Shortfall)	486	972	1,458	1,944	2,430	2,916	3,402	3,888	4,374

Table 7.7 Housing Trajectory to 2017

**7.29** The following tables demonstrate the same five year calculation, however all sites identified as deliverable within the SHLAA have been included within this calculation to demonstrate that there is a large supply of deliverable sites within the District which are currently excluded from the five year supply as they are currently contrary to policy.

<b>Dwellings</b>	
Sites with planning permission	1,167
All Deliverable SHLAA Sites	6,293
Deliverable Capacity at 01/04/2012 (Including all deliverable SHLAA Sites)	7,460

**Table 7.8 All Deliverable sites at 31/03/2012**

<b>Housing Target 2012-2017 (with 5% Buffer)</b>	<b>2,430 (2,551)</b>
Requirement for 2012-2017 per annum (including shortfall)	486
Net Supply of Deliverable Sites	6,293
Non-implementation Rate (3%)	-188 (6,293-188 = 6,105)
Number of Years Supply Calculation	6,105/457 = 12.5
Number of Years Supply	12.5

**Table 7.9 5 Year Calculation (Including all deliverable SHLAA sites)**

**7.30** Table 7.8 demonstrates that without policy restrictions there would currently be a 12.5 year housing supply within the District. This figure goes some way to demonstrating that there is significant options for housing within the District and flexibility in delivering housing numbers.



## 6 Monitor & Review

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

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



## SHLAA Panel

## Appendix A SHLAA Panel

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

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

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

- Lichfield District Council: representatives from Planning Policy, Development Control, Urban Design and Conservation and Housing Strategy teams;
- Staffordshire County Council: a representative from the County Highways Development Control team;
- Tamworth Borough Council: representatives from Planning Policy who are also undertaking a SHLAA assessment within Tamworth Borough;
- Cannock Chase District Council: representatives from Planning Policy;
- East Staffordshire Borough Council: representatives from Planning Policy;
- An Environment Agency representative;
- Representatives from planning consultants active in the area: CT Planning, Pegasus 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.



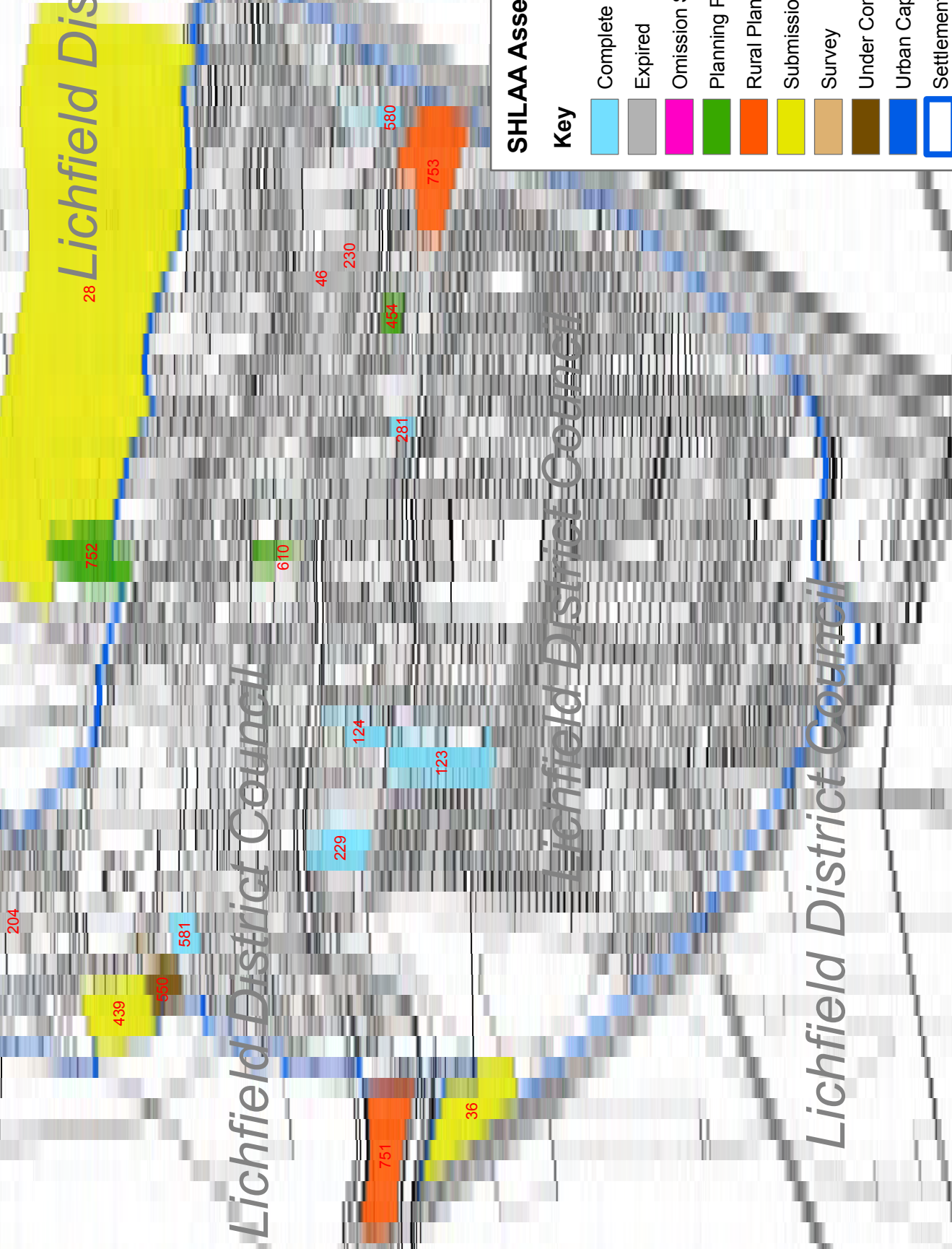
## Schedule of all Sites

## **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



## SHLAA Assessment Sites by Source

### Alrewas

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

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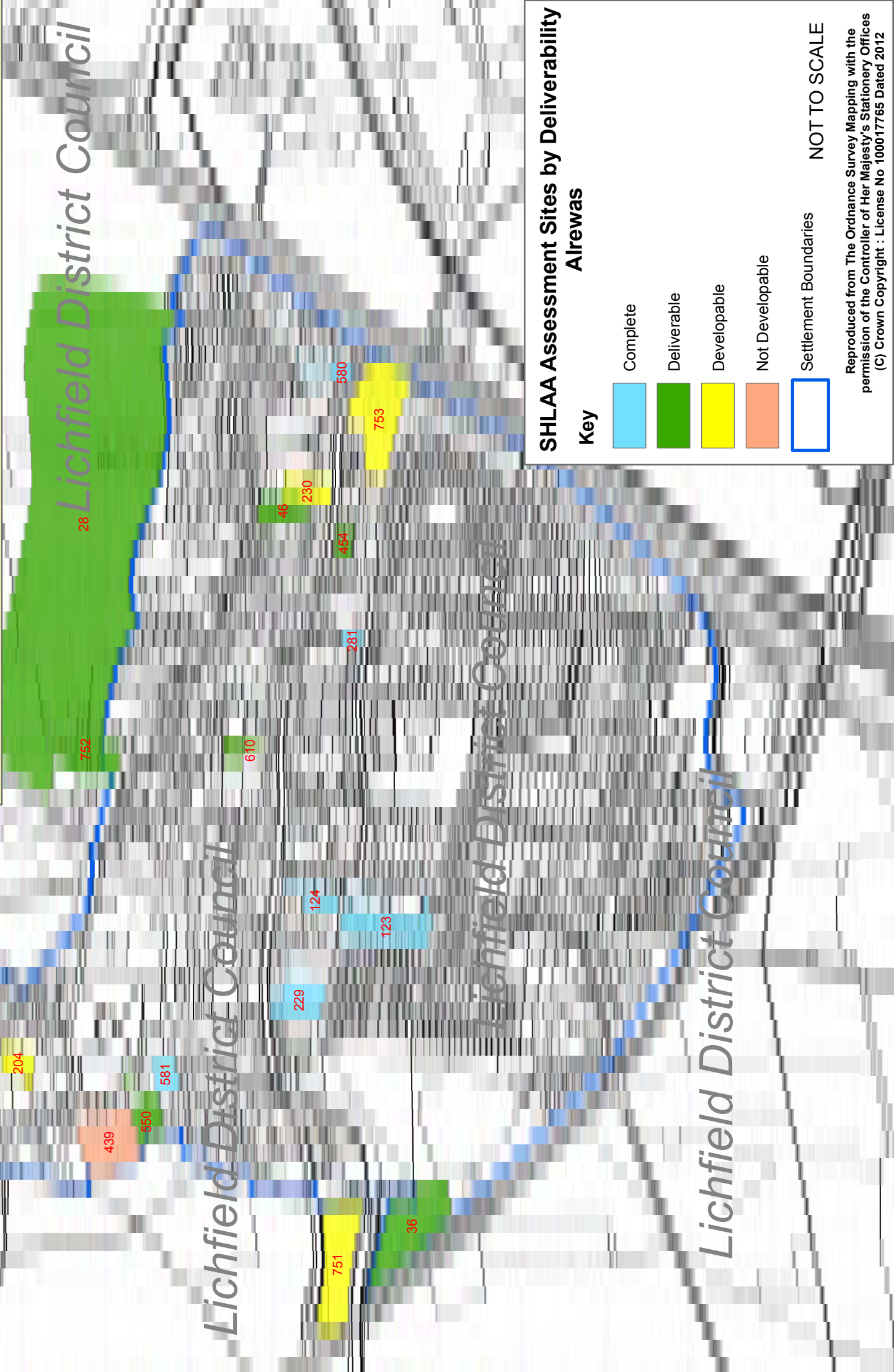
# Lichfield District Council

# Lichfield District Council

# Lichfield District Council

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.





## 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
123	Fox Lane	Complete	04/00778/FUL	10	Deliverable
550	Mill End Lane, 18	Under Construction	09/00591/FUL	1	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
752	Essington House Farm (Part) Conversions	Planning Permission Full	11/00793/FUL	4	Deliverable

Table B.1

ID: 28		Settlement: Alrewas		Location: Essington House Farm		Ward: Alrewas			
<b>Site Area (ha):</b> 10.38	<b>Source:</b> Submission	<b>Proposal:</b> Mixed Use	<b>Size of Proposed Residential (ha):</b> 6.7	<b>Density Rate (dph):</b> 30					
<p><b>Yield Note:</b> 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.</p>									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> 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>				<p><b>Availability Notes:</b> No known constraints to area outside Floodzone</p>		<p><b>Achievability Notes:</b> No Known constraints</p>			
				<b>When is site likely to come forward?:</b> 0-5 years					
				<b>0-5 years</b>		6-10 years		<b>11-15 yeras</b>	
				<b>75</b>		125		<b>0</b>	
				<b>Proposed Yield:</b> 200		<b>Current Deliverability:</b> Deliverable			

Table B.2

ID: 36		Settlement: Alrewas		Location: Park Road, Mastrom Printers		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. Planning permission has been previously granted.				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.3

ID: 46		Settlement: Alrewas		Location: East of A513, South Canal, West Canal Cottages		Ward: Alrewas	
Site Area (ha): 0.68	Source: Expired Planning Permission	Proposal: Residential	Size of Proposed Residential (ha): 0.17	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.4

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

<b>ID: 204</b>	<b>Settlement: Alrewas</b>	<b>Location: Cotton Close, land off</b>	<b>Ward: Alrewas</b>
		<b>Proposed Yield: 2</b>	<b>Current Deliverability</b> Developable

**Table B.5**

<b>ID: 230</b>	<b>Settlement: Alrewas</b>	<b>Location: Main Street, 27, Alrewas</b>	<b>Ward: Alrewas</b>	
<b>Site Area (ha): 0.19</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.19</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Yield based on previous planning permission which has now expired				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Planning permission has now lapsed.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield: 1</b>		<b>Current Deliverability:</b> Developable

**Table B.6**

<b>ID: 751</b>	<b>Settlement: Alrewas</b>	<b>Location: Bagnall Lock, land north of</b>	<b>Ward: Alrewas</b>	
<b>Site Area (ha): 0.83</b>	<b>Source: Rural Planning Project</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.63</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> Yield of 15 dwellings was identified through the Rural Planning Project				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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. Within Conservation Area (Part). The loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact may need further investigation.		<b>Availability Notes:</b> Unsure if site is available. Site was identified by local community through community engagement.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6-10 years		
		<b>Proposed Yield: 15</b>		<b>Current Deliverability:</b> Developable

**Table B.7**

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

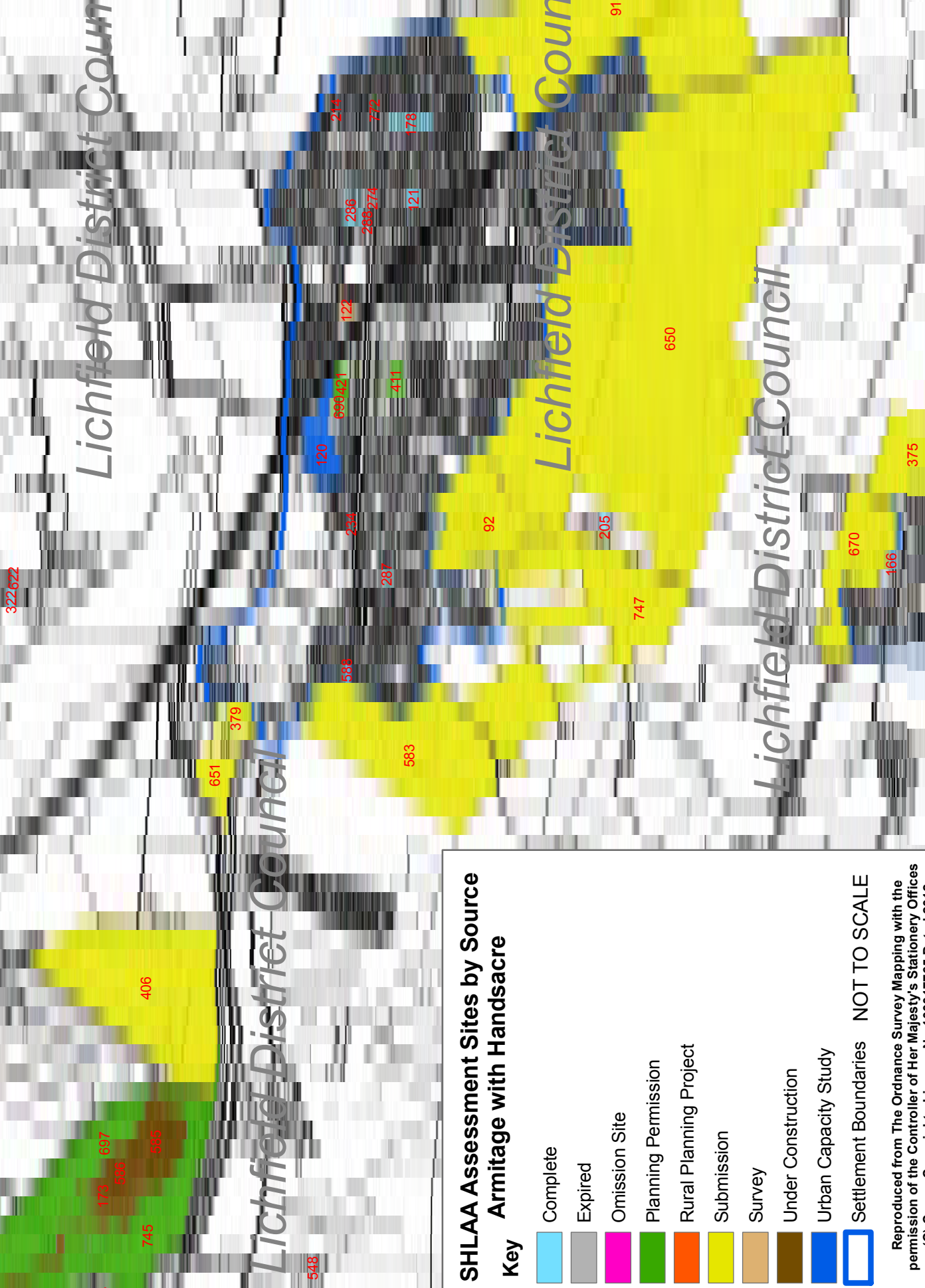
ID: 753	Settlement: Alrewas	Location: Main Street, Storage Site	Ward: Alrewas
to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Within Conservation Area (Part). The loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact may need further investigation.	identified by local community through community engagement.		
	<b>When is site likely to come forward?:</b> - 6-10 years		
	<b>Proposed Yield:</b> 20	<b>Current Deliverability:</b> Developable	

Table B.8

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

Table B.9

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



### SHLAA Assessment Sites by Source Armitage with Handsacre

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

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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	Complete	08/01051/FULM	14	Deliverable
178	Tuppenhurst Lane, The Poplars	Complete	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	08/00894/FUL	8	Deliverable
421	Land Rear 87 New Road	Planning Permission Full	11/00487/FUL	14	Deliverable
772	Harvey Road 35-37 (Garage Court)	Planning Permission Full	11/00853//FUL	2	Deliverable

Table B.10

ID: 91	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 22.86	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 6.82
<b>Density Rate (dph):</b> 30			
<b>Yield Note:</b> 30dph @60% applied to area south of railway only			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
<b>Achievability Notes:</b> 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.			
<b>When is site likely to come forward?:</b> 0 - 10 years			
0-5 years	5-10 years	11-15 years	
75	48	-	

<b>ID: 91</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Lichfield Road, East of</b>	<b>Ward: Armitage with Handsacre</b>
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.		<b>Proposed Yield: 123</b>	<b>Current Deliverability: Deliverable</b>

Table B.11

<b>ID: 92</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Brick Kiln Farm, land at</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 5.98</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 5.98</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note: 30dph @60% to reflect existing character and grain of settlement</b>			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> Impact of landfill and Coal Subsidence area may need investigation.		<b>When is site likely to come forward?: 0 - 5 years</b>	
Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		0-5 years	6-10 years
Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required.		75	33
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.		<b>Proposed Yield: 108</b>	
		<b>Current Deliverability: Deliverable</b>	

Table B.12

<b>ID: 379</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Church Farm</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 0.82</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.82</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note: 30dph @60% to reflect existing character and grain of settlement</b>			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
		<b>Achievability Notes:</b> Coal Subsidence area may need investigation.	



ID: 379	Settlement: Armitage with Handsacre	Location: Church Farm	Ward: Armitage with Handsacre
<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>		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 20	<b>Current Deliverability:</b> Deliverable

Table B.13

ID: 421	Settlement: Armitage with Handsacre	Location: New Road, land rear of 87	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 0.41	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.31
<b>Yield Note:</b> yield proposed by developer and felt appropriate			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the boundary of a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.</p> <p>Further investigation of Coal Subsidence area may be required.</p>		<b>Availability Notes:</b> Known interest	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 14	<b>Current Deliverability:</b> Deliverable

Table B.14

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

<b>ID: 583</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Rugeley Road, land to the south of</b>	<b>Ward: Armitage with Handsacre</b>
Further investigation of Coal Subsidence area may be required.		<b>Proposed Yield: 227</b>	<b>Current Deliverability: Deliverable</b>
The loss of Grade 3 Agricultural Land may need justification.			

Table B.15

<b>ID: 650</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: land south of Armitage</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 71.6</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> Coal Subsidence area and flood risk area may need further investigation.		<b>When is site likely to come forward?: 0 - 15 years</b>	
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.		0-5 years	6-10 years
Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.		225	750
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.		11-15 years	
		<b>Proposed Yield: 1288</b>	
		<b>Current Deliverability: Deliverable</b>	

Table B.16

<b>ID: 651</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: land north of Rugeley Road, Armitage</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 1.5</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> Coal Subsidence area may need investigation.			

ID: 651	Settlement: Armitage with Handsacre	Location: land north of Rugeley Road, 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>Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required.</p>			
			<b>When is site likely to come forward?:</b> 0 - 5 years
		<b>Proposed Yield:</b> 37	<b>Current Deliverability:</b> Deliverable

Table B.17

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

Table B.18

ID: 120	Settlement: Armitage with Handsacre	Location: Armitage Shanks	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 1.9	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph):</b>			
<b>Yield Note:</b> Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No	
<b>Currently Achievable?</b> No		<b>Currently Achievable?</b> Yes	

ID: 120	Settlement: Armitage with Handsacre	Location: Armitage Shanks	Ward: Armitage with Handsacre
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be sustainable in the RSSS. Close proximity to public transport routes, services and facilities.  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.  Further investigation of Coal Subsidence area may be required.  Site falls within BEA and contributions to this project may be required.		<b>Availability Notes:</b> Consolidation of site would not impact on business of Armitage Shanks but not expected to become available until after 5 years.	<b>Achievability Notes:</b> Site clearance not believed to be a constraint to redevelopment.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 40	<b>Current Deliverability:</b> Developable

Table B.19

ID: 214	Settlement: Armitage with Handsacre	Location: Glebe Road, 8, land adj	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 0.01	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.01
<b>Yield Note:</b> Yield based on previous planning application which has now expired			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Planning permission has now expired.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

Table B.20

ID: 274	Settlement: Armitage with Handsacre	Location: Uttoxeter Road, land rear 19 - 27	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 0.11	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.11
<b>Yield Note:</b> Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Planning permission has now expired.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 4	<b>Current Deliverability:</b> Developable

Table B.21

<b>ID: 122</b>		<b>Settlement: Armitage with Handsacre</b>		<b>Location: Old Road</b>		<b>Ward: Armitage with Handsacre</b>	
<b>Site Area (ha): 0.24</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.24</b>	<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement							
<b>Currently Suitable? No</b>			<b>Currently Available? No</b>			<b>Currently Achievable? No</b>	
<b>Suitability Notes:</b> 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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b> Coal Subsidence area may need investigation.	
			<b>When is site likely to come forward?: -</b>				
			<b>Proposed Yield: 7</b>			<b>Current Deliverability: Not Developable</b>	

**Table B.22**

# SHLAA Assessment Sites by Source

## Key

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

477

486

331

448

749

413

452

93

42

555

726

198

253

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181

4

496

478

3

497

154

526

526

312

530

498

498

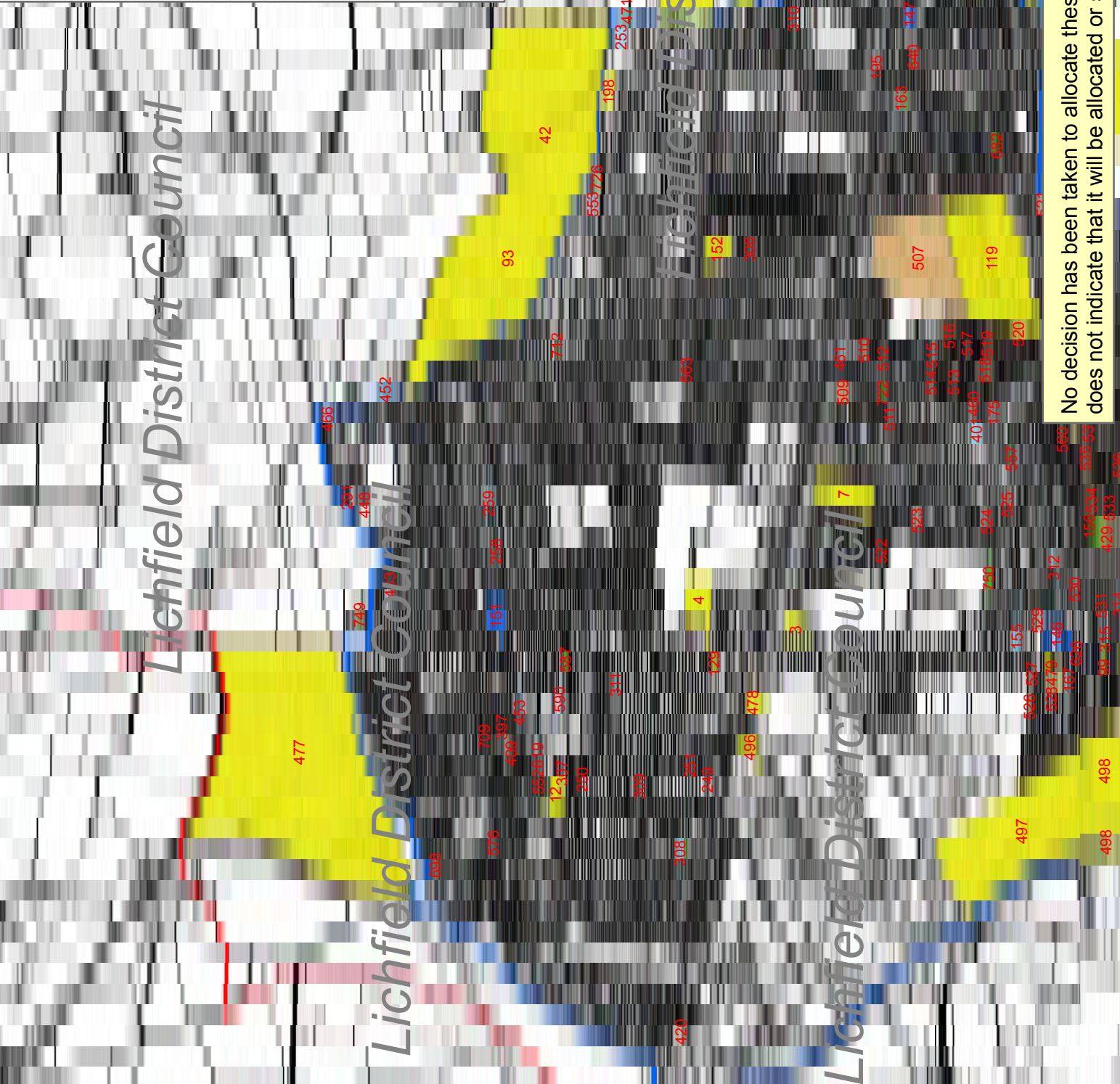
509

451

510

511

512



No decision has been taken to allocate 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

## Key

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

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Lichfield District Council

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Lichfield District Council

477

693

420

308

709

433

453

552

12

357

595

587

390

399

311

486

478

251

243

486

478

3

4

155

526

526

312

145

530

498

498

509

451

510

511

512

514

515

516

517

518

519

520

93

42

555

726

198

253

474

182

305

563

712

486

331

448

452

749

151

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313

135

163

640

147

507

119

682

593

71

483

482

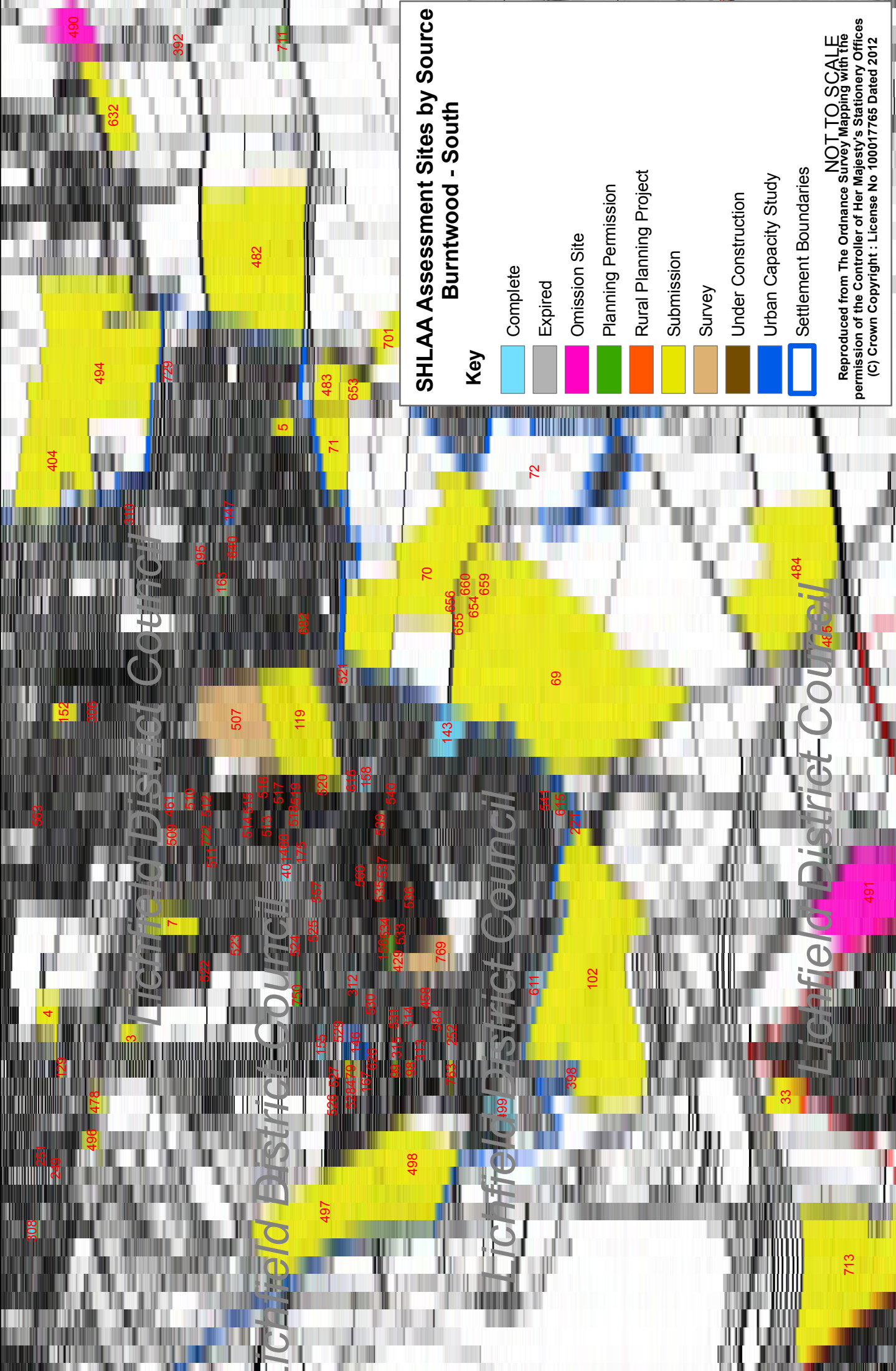
575

490

392

711

No decision has been taken to allocate 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

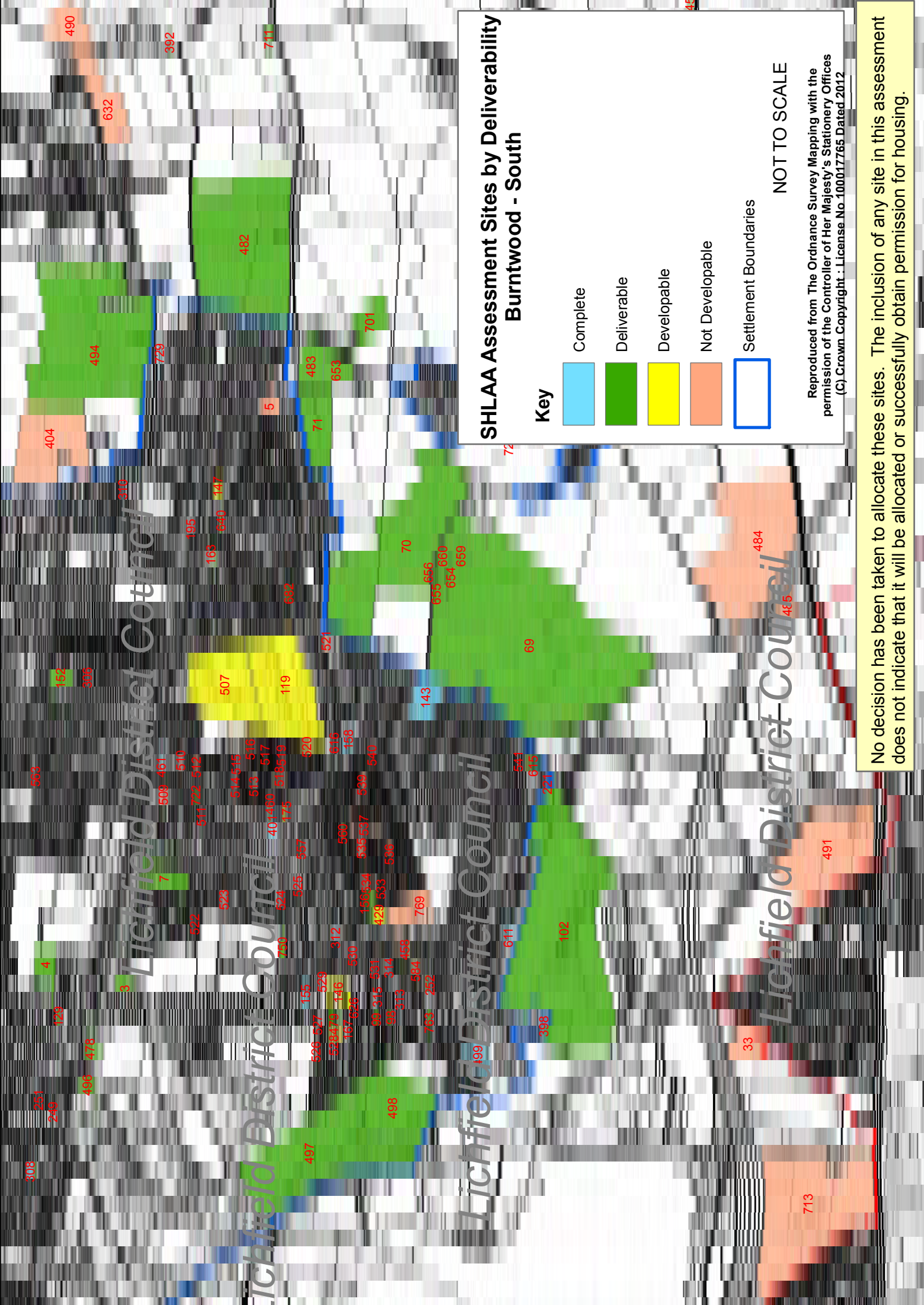
### Key

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

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





# SHLAA Assessment Sites by Deliverability Burntwood - South

**Key**

- 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.

**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
729	Church Road, 58	Complete	11/00389/FUL	1	Complete
552	Princess Street, 78A	Complete	08/00565/FUL	2	Deliverable
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
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
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
682	The Centurion, 110 Chase Road	Planning Permission Full	10/00467/FUL	3	Deliverable
726	Sanderling Rise, land adj 1	Planning Permission Full	11/00507/REM	1	Deliverable
409	High Street, 58B	Planning Permission Full	08/00111/FUL	7	Deliverable
722	Springhill Road 38 & 40	Planning Permission Full	11/00523/FUL	2	Deliverable
744	Thorpe Street 2	Planning Permission Full	11/00926/FUL	1	Deliverable
749	Coney Lodge Farm	Planning Permission Full	11/00980/COU	1	Deliverable
557	Oakdene Road, 104	Planning Permission Outline	08/01050/OUT	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
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
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
750	Baker Street, land at	Planning Permission Outline	11/01157/OUT	2	Deliverable
156	Queen Street, 82-84	Planning Permission Outline S106	05/00960/OUT	10	Deliverable

Table B.23

ID: 3		Settlement: Burntwood		Location: Bridge Cross Road, rear of Lambourne House		Ward: Chasetown	
<b>Site Area (ha):</b> 0.42		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.42	
<b>Density Rate (dph):</b> 50							
<b>Yield Note:</b> Further work between housing and a RSL indicates higher yield than proposed in draft SHLAA. 50dph @ 80%							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site put forward by landowner and is clear and available now. SCC long standing desire to dispose.		<b>Achievability Notes:</b> No known constraints.	
<b>When is site likely to come forward?:</b> 0 - 5 years							
				<b>Proposed Yield:</b> 17		<b>Current Deliverability:</b> Deliverable	

Table B.24

ID: 4		Settlement: Burntwood		Location: Chase Terrace Primary School		Ward: Burntwood Central	
<b>Site Area (ha):</b> 1.01		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1.01	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	

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

**Table B.25**

<b>ID: 7</b>	<b>Settlement: Burntwood</b>	<b>Location: Maple Close, Oakdene</b>		<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 1.33	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.33	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> Yield based on pre-application discussion for use of site as 120 person residential care home.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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.</p>		<b>Availability Notes:</b> Site put forward by landowner.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 0 - 5 years		
		<b>Proposed Yield:</b> 120		<b>Current Deliverability:</b> Deliverable

**Table B.26**

<b>ID: 69</b>	<b>Settlement: Burntwood</b>	<b>Location: Hanney Hay Road, North of, area 1</b>		<b>Ward: Hammerwich</b>
<b>Site Area (ha):</b> 35.56	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> yield proposed by agent for this parcel as part of larger scheme				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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>		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.		<b>Achievability Notes:</b> Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.
		<b>When is site likely to come forward?:</b> 0 - 10 years		
		<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
<b>150</b>	<b>163</b>	<b>-</b>		

<b>ID: 69</b>	<b>Settlement: Burntwood</b>	<b>Location: Hanney Hay Road, North of, area 1</b>	<b>Ward: Hammerwich</b>
<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>		<b>Proposed Yield:</b> 313	<b>Current Deliverability:</b> Deliverable

Table B.27

<b>ID: 70</b>	<b>Settlement: Burntwood</b>	<b>Location: Hospital Road, east of, area 2</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha):</b> 15.26	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> yield proposed by agent for this parcel as part of larger scheme			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p> <p><b>Achievability Notes:</b> 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>	
<b>When is site likely to come forward?:</b> 0 - 10 years			
0-5 yeras		6-10 yeras	11-15 years
75		112	-
<b>Proposed Yield:</b> 187			<b>Current Deliverability:</b> Deliverable

Table B.28

<b>ID: 71</b>	<b>Settlement: Burntwood</b>	<b>Location: Norton Lane, south of, area 4</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha):</b> 2.78	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> yield proposed by agent for this parcel as part of larger scheme			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site not currently for sale or being marketed but has been</p> <p><b>Achievability Notes:</b> Part of larger site proposing mix of uses.</p>	

ID: 71	Settlement: Burntwood	Location: Norton Lane, south of, area 4	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>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>promoted by the owner/agent. Option agreement shows available at present.</p>	<p>Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>
<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
		<p><b>Proposed Yield:</b> 79</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.29

ID: 98	Settlement: Burntwood	Location: High Street, 51-55	Ward: Chasetown	
<p><b>Site Area (ha):</b> 0.06</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b></p>	<p><b>Density Rate (dph):</b></p>
<p><b>Yield Note:</b> yield based on conversion of existing and new build to form apartments</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Within a sustainable settlement. Site falls within BEA and FOM and contributions to these projects may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>				
		<p><b>Proposed Yield:</b> 8</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.30

ID: 99	Settlement: Burntwood	Location: St Josephs Church and Presbytery	Ward: Chasetown	
<p><b>Site Area (ha):</b> 0.08</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.08</p>	<p><b>Density Rate (dph):</b> 50</p>
<p><b>Yield Note:</b> Agent proposes 10, but this may require complete demolition and rebuild of flats and houses to enable on-site parking which may be over intensive. 8 is considered to be more realistic.</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Within a sustainable settlement. Site falls within BEA and FOM and contributions to these projects may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b> Church appear available, but the house is occupied.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>				
		<p><b>Proposed Yield:</b> 8</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.31

ID: 102		Settlement: Burntwood		Location: Highfields Road, land off		Ward: Chasetown	
<b>Site Area (ha):</b> 23.77		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 12.75	
<b>Yield Note:</b> The developer proposes 500 homes on part of site with remainder used for recreation zone uses in accordance with FOM and BEA and a burial ground. Proposing 40% affordable housing.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities.</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 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.</p>				<p><b>Availability Notes:</b> Site is used for farming at present and agent confirmed that it is immediately available.</p>		<p><b>Achievability Notes:</b> Although the site is held in two ownerships, the owners are working together towards one scheme. Both feel development can not come forward without the other. Therefore, site is achievable.</p>	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 500		<b>Current Deliverability:</b> Deliverable	

Table B.32

ID: 119		Settlement: Burntwood		Location: Mount Road, land at		Ward: Summerfield	
<b>Site Area (ha):</b> 7.56		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 7.56	
<b>Yield Note:</b> 40 dph @60% used to reflect the nature and character of the surrounding area							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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.</p>				<p><b>Availability Notes:</b> Site currently used as employment, however some units are empty or for sale. Site needs to be cleared first.</p>		<p><b>Achievability Notes:</b> Site clearance not believed to be a constraint to redevelopment.</p>	
				<b>When is site likely to come forward?:</b> 5 - 10 years			
				<b>Proposed Yield:</b> 180		<b>Current Deliverability:</b> Developable	

Table B.33

ID: 129		Settlement: Burntwood		Location: Rugeley Road, rear of 19		Ward: Chase Terrace	
<b>Site Area (ha):</b> 0.08		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 12.75	
<b>Yield Note:</b> 6 apartments to rear. Yield proposed by agent considered to be appropriate given nature of access and proximity to services and accessibility.							



ID: 129	Settlement: Burntwood	Location: Rugeley Road, rear of 19	Ward: Chase Terrace
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b>
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 6	<b>Current Deliverability:</b> Deliverable

Table B.34

ID: 152	Settlement: Burntwood	Location: The Greyhound PH	Ward: All Saints
<b>Site Area (ha):</b> 0.54	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.54
<b>Yield Note:</b> based on pre-app scheme submitted			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Previous applications made	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 22	<b>Current Deliverability:</b> Deliverable

Table B.35

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

Table B.36

ID: 478		Settlement: Burntwood		Location: Cannock Road, Bridge Cross Garage		Ward: Chasetown	
Site Area (ha): 0.34	Source: Submission	Proposal: Retail with residential above	Size of Proposed Residential (ha):	Density Rate (dph):			
<b>Yield Note:</b> yield proposed by agent, 2 floors of 10 apartments considered to be acceptable in this location							
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes		
<b>Suitability Notes:</b> 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.			<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints		
			When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 20		Current Deliverability: Deliverable		

Table B.37

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):			
<b>Yield Note:</b> 13 proposed by agent, considered suitable. More comprehensive scheme if adjacent site came forward							
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes		
<b>Suitability Notes:</b> 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.			<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints		
			When is site likely to come forward?: 0 - 5 years				
			Proposed Yield: 13		Current Deliverability: Deliverable		

Table B.38

ID: 482		Settlement: Burntwood		Location: Farewell Lane		Ward: Highfield	
Site Area (ha): 16.51	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 16.51	Density Rate (dph):			
<b>Yield Note:</b> yield proposed by developer. Approx equivalent to 40dph@60% so considered suitable							
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes		
<b>Suitability Notes:</b> 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.			<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how		

ID: 482 Settlement: Burntwood		Location: Farewell Lane		Ward: Highfield
<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.</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>				measures to mitigate local highway impact would affect viability but agent believes development is achievable, further work may be required demonstrate.
		<b>When is site likely to come forward?:</b> 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		150	277	-
		<b>Proposed Yield:</b> 377		<b>Current Deliverability:</b> Deliverable

Table B.39

ID: 483 Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich
<b>Site Area (ha):</b> 1.34	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.34	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> Owner proposes yield of 80, with masterplan to support, considered suitable assumption at this time				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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>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>		<b>Availability Notes:</b> No known constraints		<b>Achievability Notes:</b> Mitigation of highway impact measures may impact on viability, but as stand alone site, works required may be minor.
		<b>When is site likely to come forward?:</b> 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		75	5	-
		<b>Proposed Yield:</b> 80		<b>Current Deliverability:</b> Deliverable

Table B.40

ID: 494 Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield
<b>Site Area (ha):</b> 18.64	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 14.6	<b>Density Rate (dph):</b>

ID: 494 Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield
<b>Yield Note:</b> 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.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>
<b>When is site likely to come forward?:</b> 0 - 5 years				
0-5 years		6-10 years		11-15 years
150		290		-
<b>Proposed Yield:</b> 440				<b>Current Deliverability:</b> Deliverable

Table B.41

ID: 496		Settlement: Burntwood		Location: Cannock Road, land south of		Ward: Chasetown
<b>Site Area (ha):</b> 0.33	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.33	<b>Density Rate (dph):</b> 50		
<b>Yield Note:</b> 50dph@100% due to proximity to town centre						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Site is within sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <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>			<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	
<b>When is site likely to come forward?:</b> 0 - 5 years						
<b>Proposed Yield:</b> 17			<b>Current Deliverability:</b> Deliverable			

Table B.42

ID: 497		Settlement: Burntwood		Location: Burntwood Bypass, land east of		Ward: Chasetown
<b>Site Area (ha):</b> 10.78	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 10.78		<b>Density Rate (dph):</b> 40	

ID: 497		Settlement: Burntwood		Location: Burntwood Bypass, land east of		Ward: Chasetown			
<b>Yield Note:</b> Yield includes proposal for both sites 497 and 498									
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> 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>			<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b>			
			<b>When is site likely to come forward?:</b> 0 - 10 years						
			0-5 yeras		6-10 years		11-15 years		
			200		175				
			<b>Proposed Yield:</b> 375			<b>Current Deliverability:</b> Deliverable			

Table B.43

ID: 498		Settlement: Burntwood		Location: Church Street, land north of		Ward: Chasetown			
<b>Site Area (ha):</b> 7.2		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 2.38			
						<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> Yield included under site 497									
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> 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>			<b>Availability Notes:</b> No known constraints			<b>Achievability Notes:</b> No known constraints			
			<b>When is site likely to come forward?:</b> 0 - 5 years						
			<b>Proposed Yield:</b> Yield included under site 497			<b>Current Deliverability:</b> Deliverable			

Table B.44

ID: 584		Settlement: Burntwood		Location: Queen Street 20B		Ward: Chasetown	
<b>Site Area (ha):</b> 0.05		<b>Source:</b> Expired		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> -	
						<b>Density Rate (dph):</b> -	
<b>Yield Note:</b> Yield from expired planning permission.							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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>			<b>Availability Notes:</b> No known constraints			<b>Achievability Notes:</b> No known constraints	
			<b>When is site likely to come forward?:</b> 0 - 5 years				

<b>ID: 584</b>	<b>Settlement: Burntwood</b>	<b>Location: Queen Street 20B</b>	<b>Ward: Chasetown</b>
Site falls within BEA and FOM and contributions to these projects may be required.		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Deliverable</b>

Table B.45

<b>ID: 653</b>	<b>Settlement: Burntwood</b>	<b>Location: Stockhay Lane, land at</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 1</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> indicative using 80% at 30 dph			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?: 0 - 5 years</b>			
		<b>Proposed Yield: 24</b>	<b>Current Deliverability: Deliverable</b>

Table B.46

<b>ID: 654</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, 11 The Neuk</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.42</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.42</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?: 0 - 5 years</b>			
		<b>Proposed Yield: 12</b>	<b>Current Deliverability: Deliverable</b>

Table B.47

<b>ID: 655</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, The Bungalow</b>		<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.31</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.31</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 0 - 5 years</b>		
		<b>Proposed Yield: 9</b>	<b>Current Deliverability: Deliverable</b>	

Table B.48

<b>ID: 656</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, Sunnyside</b>		<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.07</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.07</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 0 - 5 years</b>		
		<b>Proposed Yield: 2</b>	<b>Current Deliverability: Deliverable</b>	

Table B.49

<b>ID: 657</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, 9</b>		<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.06</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.06</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> indicative using 100% at 30 dph - potential to come forward as part of larger scheme				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site not currently for sale or being		<b>Achievability Notes:</b> No known constraints.

ID: 657		Settlement: Burntwood		Location: Copsy Nook Lane, 9		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.			
				When is site likely to come forward?: 0 - 5 years			
Site falls within BEA and FOM and contributions to these projects may be required.				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.50

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	
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required.				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.51

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	
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification.				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 16		Current Deliverability: Deliverable	

Table B.52



<b>ID: 660</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, 1</b>		<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.28</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.28</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> indicative using 100% at 30 dph - potential to come forward as part of larger scheme				
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.  Site falls within BEA and FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification.			<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?: 0 - 5 years</b>	
			<b>Proposed Yield: 8</b>	<b>Current Deliverability: Deliverable</b>

Table B.53

<b>ID: 722</b>	<b>Settlement: Burntwood</b>	<b>Location: Springhill Road, 38 &amp; 40, Burntwood</b>		<b>Ward: Summerfield</b>
<b>Site Area (ha): 0.068</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.068</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> planning application currently being considered for the conversion of 2 dwellings in to 4 flats				
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.			<b>Availability Notes:</b> Planning application currently being considered.	<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?: 0 - 5 years</b>	
			<b>Proposed Yield: 2</b>	<b>Current Deliverability: Deliverable</b>

Table B.54

<b>ID: 763</b>	<b>Settlement: Burntwood</b>	<b>Location: High Street, 7-9</b>		<b>Ward: Chasetown</b>
<b>Site Area (ha): 0.09</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): -</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yield from pre-application submission.				
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  SBI has been identified within site, and further work is being undertaken in relation to this.			<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
			<b>When is site likely to come forward?: 0 - 5 years</b>	

<b>ID: 763</b>	<b>Settlement: Burntwood</b>	<b>Location: High Street, 7-9</b>	<b>Ward: Chasetown</b>
Site falls within BEA and FOM and contributions to these projects may be required.		<b>Proposed Yield: 11</b>	<b>Current Deliverability: Deliverable</b>

Table B.55

<b>ID: 7</b>	<b>Settlement: Burntwood</b>	<b>Location: Maple Close</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha): 1.33</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.33</b>
<b>Yield Note:</b> A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement. 30 dph @ 80%			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site put forward by landowner. Need to build compensatory provision first, unknown when site will be available.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 40</b>	<b>Current Deliverability: Developable</b>

Table B.56

<b>ID: 12</b>	<b>Settlement: Burntwood</b>	<b>Location: Eastgate Street, The Abattoir</b>	<b>Ward: Chase Terrace</b>
<b>Site Area (ha): 0.57</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Estimated yield is based on discussions which suggested 45 units, a mix of 2/3 bed homes and apartments 50:50 mix.			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> 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.	<b>Achievability Notes:</b> Viability work undertaken at the pre app stage show that development is achievable.
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 45</b>	<b>Current Deliverability: Developable</b>

Table B.57

<b>ID: 146</b>	<b>Settlement: Burntwood</b>	<b>Location: High Street, 100-126</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha): 0.46</b>	<b>Source: Urban Capacity Study</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.46</b>
<b>Density Rate (dph): 30</b>			

ID: 146	Settlement: Burntwood	Location: High Street, 100-126	Ward: Chasetown
<b>Yield Note:</b> 30dph@80%			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No indication when site may come forward, in multiple ownerships	<b>Achievability Notes:</b> No known constraints
	<b>When is site likely to come forward?:</b> 11 - 15 years		
		<b>Proposed Yield:</b> 11	<b>Current Deliverability:</b> Developable

Table B.58

ID: 147	Settlement: Burntwood	Location: Swan Island, Garage Site	Ward: All Saints
<b>Site Area (ha):</b> 0.16	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.16
<b>Yield Note:</b> A high yield used to reflect proximity to local services and facilities and public transport corridor. Site lends itself to apartments over 3 or more floors.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement. Site falls within BEA and contributions to these projects may be required.		<b>Availability Notes:</b> Site has been re-opened as a garage.	<b>Achievability Notes:</b> No known constraints
	<b>When is site likely to come forward?:</b> 11 - 15 years		
		<b>Proposed Yield:</b> 8	<b>Current Deliverability:</b> Developable

Table B.59

ID: 151	Settlement: Burntwood	Location: Squash Club, Spinney Lane	Ward: Boney Hay
<b>Site Area (ha):</b> 0.57	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.57
<b>Yield Note:</b> 50dph @ 80 %			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No known interest	<b>Achievability Notes:</b> No known constraints
	<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 23	<b>Current Deliverability:</b> Developable

Table B.60

ID: 167		Settlement: Burntwood		Location: Hill Street, 1-3		Ward: Chasetown	
Site Area (ha): 0.12	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.12	Density Rate (dph):			
Yield Note: based on previous planning application which has now expired							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted.				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.61

ID: 119		Settlement: Burntwood		Location: Mount Road, land at		Ward: Summerfield	
Site Area (ha): 7.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7.56	Density Rate (dph): 40			
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?: 5 - 10 years			
				Proposed Yield: 180		Current Deliverability: Developable	

Table B.62

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

<b>ID: 417</b>	<b>Settlement: Burntwood</b>	<b>Location: Springhill Road, 107</b>	<b>Ward: Summerfield</b>
Site falls within BEA and FOM and contributions to these projects may be required.		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Developable</b>

**Table B.63**

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

**Table B.64**

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

**Table B.65**

<b>ID: 260</b>	<b>Settlement: Burntwood</b>	<b>Location: St Josephs Church, Chasetown</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha): 0.05</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.05</b>
<b>Yield Note:</b> based on previous planning application which has now expired			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>

ID: 260	Settlement: Burntwood	Location: St Josephs Church, Chasetown	Ward: Chasetown
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted.		<b>Availability Notes:</b> Planning permission has lapsed	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

Table B.66

ID: 420	Settlement: Burntwood	Location: Cannock Road, land to the west of 193	Ward: Chase Terrace
<b>Site Area (ha):</b> 0.09	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.09
<b>Density Rate (dph):</b> 50			
<b>Yield Note:</b> 50dph used due to size and location of the site			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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 SSSI is within 1km and the impact on it may need further investigation.		<b>Availability Notes:</b> Unknown interest	<b>Achievability Notes:</b> None identified
		<b>When is site likely to come forward?:</b> 11 - 15 years	
		<b>Proposed Yield:</b> 5	<b>Current Deliverability:</b> Developable

Table B.67

ID: 429	Settlement: Burntwood	Location: Queen Street, Cottage of Content PH	Ward: Chasetown
<b>Site Area (ha):</b> 0.24	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.24
<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph used to reflect surrounding area			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Currently occupied. Unlikely to come forward in short term.	<b>Achievability Notes:</b> None identified
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 10	<b>Current Deliverability:</b> Developable

Table B.68

ID: 458	Settlement: Burntwood	Location: Queen Street, 32	Ward: Chasetown
<b>Site Area (ha):</b> 0.04	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Density Rate (dph):</b> -			
<b>Yield Note:</b> Yield from expired planning permission.			

ID: 458		Settlement: Burntwood		Location: Queen Street, 32		Ward: Chasetown	
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  SBI has been identified within site, and further work is being undertaken in relation to this.  Site falls within BEA and FOM and contributions to these projects may be required.				<b>Availability Notes:</b> No known constraints		<b>Achievability Notes:</b> No known constraints	
				<b>When is site likely to come forward?:</b> 6 - 10 years			
				<b>Proposed Yield:</b> 3		<b>Current Deliverability:</b> Developable	

Table B.69

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

Table B.70

ID: 5		Settlement: Burntwood		Location: Greenwood House OPH		Ward: All Saints	
<b>Site Area (ha):</b> 0.53		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.53	
<b>Yield Note:</b> A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> The PCT have indicated that it is a preferred location for a health centre.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			

<b>ID: 5</b>	<b>Settlement: Burntwood</b>	<b>Location: Greenwood House OPH</b>	<b>Ward: All Saints</b>
			<b>Proposed Yield: 17</b>
			<b>Current Deliverability: Not Developable</b>

Table B.71

<b>ID: 42</b>	<b>Settlement: Burntwood</b>	<b>Location: Rake Hill</b>	<b>Ward: Highfield</b>
<b>Site Area (ha): 29.53</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 5.1</b>
<b>Yield Note:</b> Residential area calculated on area outside floodzone and minus size of site 93. 40dph@60% has been used.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 122</b>	<b>Current Deliverability: Not Developable</b>

Table B.72

<b>ID: 93</b>	<b>Settlement: Burntwood</b>	<b>Location: Meg Lane, land at</b>	<b>Ward: Highfield</b>
<b>Site Area (ha): 18.53</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 18.53</b>
<b>Yield Note:</b> 40dph@60% has been used. However, agent proposes 500 but no scheme provided to demonstrate.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?: -</b>			



<b>ID: 93</b>	<b>Settlement: Burntwood</b>	<b>Location: Meg Lane, land at</b>	<b>Ward: Highfield</b>
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.		<b>Proposed Yield: 445</b>	<b>Current Deliverability: Not Developable</b>

**Table B.73**

<b>ID: 404</b>	<b>Settlement: Burntwood</b>	<b>Location: Rugeley Road, land to the east of</b>	<b>Ward: Highfield</b>
<b>Site Area (ha): 6.2</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 6.2</b>
<b>Yield Note:</b> 40dph@60% has been used.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 149</b>	<b>Current Deliverability: Not Developable</b>

**Table B.74**

<b>ID: 477</b>	<b>Settlement: Burntwood</b>	<b>Location: Bleak House Farm</b>	<b>Ward: Chase Terrace</b>
<b>Site Area (ha): 28.91</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 28.91</b>
<b>Yield Note:</b> 40dph@60% has been used.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	

<b>ID: 477</b>	<b>Settlement: Burntwood</b>	<b>Location: Bleak House Farm</b>	<b>Ward: Chase Terrace</b>
Further investigation of Coal Subsidence area may be required.  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.		<b>Proposed Yield: 694</b>	<b>Current Deliverability: Not Developable</b>

Table B.75

<b>ID: 632</b>	<b>Settlement: Burntwood</b>	<b>Location: St. Matthews Road, land south of</b>	<b>Ward: Highfield</b>
<b>Site Area (ha): 2.99</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> 40dph@60% has been used.			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood.  Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  Site falls within BEA and FOM and contributions to these projects may be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.  <b>When is site likely to come forward?: -</b>	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact upon viability.
		<b>Proposed Yield: 72</b>	<b>Current Deliverability: Not Developable</b>

Table B.76

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

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
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
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

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
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
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

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
540	Manor Rise, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
541	Hospital Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
789	Queens Drive Industrial Estate	Survey	Yes- within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	48

**Table B.77**

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

### SHLAA Assessment Sites by Source Clifton Campville

#### Key

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

107

746

344

349

579

347

534

736

346

444

176

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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

Lichfield District Council

107

746

344

347

349

579

556

736

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444

176

### SHLAA Assessment Sites by Deliverability Clifton Campville

#### Key



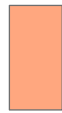
Complete



Deliverable



Developable



Not Developable



Settlement Boundaries

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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
736	Church Farm Cottages, land adj	Complete	04/01271/FUL	1	Complete
556	Main Street, land rear of 114-116	Under Construction	06/00962/OUT	1	Deliverable
746	Lullington Road, 2	Planning Permission Full	11/01005/COU	7	Deliverable
444	Chestnut Lane, land rear of 11	Planning Permission Outline	08/00612/OUT	1	Deliverable

Table B.78

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):
<b>Yield Note:</b> 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.79

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
<b>Yield Note:</b> 30 dph @ 80% used to reflect nature and character of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No













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

**Table B.80**

# SHLAA Assessment Sites by Source

## Colton

Key	Description
	Complete
	Expired
	Omission Site
	Planning Permission
	Rural Planning Project
	Submission
	Survey
	Under Construction
	Urban Capacity Study
	Settlement Boundaries

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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

324

153

79

74

543

75

76

683

77

78

73

# SHLAA Assessment Sites by Deliverability Colton

## Key

Complete

Deliverable

Developable

Not Development

Settlement Boundaries

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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

324

79

153

74

543

75

76

683

77

78

73

## 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
683	Bellamour Way, Croft House	Complete	10/00861/FUL	1	Deliverable
79	High Street, Littlehay Manor Farm (barns)	Under Construction	08/01142/COU	5	Deliverable

Table B.81

ID: 74		Settlement: Colton		Location: High Street		Ward: Colton and Mavesyn Ridware	
<b>Site Area (ha):</b> 2.25		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 2.25	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> 30 dph @ 60% used to reflect existing character and grain of settlement. TPO may affect design and yield.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> No		<b>Currently Achievable?</b> No	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of 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><b>Availability Notes:</b> Owner not looking to develop at present.</p>		<p><b>Achievability Notes:</b> Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.</p>	
<b>When is site likely to come forward?:</b> -							
				<b>Proposed Yield:</b> 40		<b>Current Deliverability:</b> Not Developable	

Table B.82

ID: 543		Settlement: Colton		Location: High Street, land rear Aspley House		Ward: Colton and Mavesyn Ridware	
<b>Site Area (ha):</b> 1.74		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1.74	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> 30 dph @ 80% used to reflect existing character and grain of settlement.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p>				<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how</p>	

<b>ID: 543</b>	<b>Settlement: Colton</b>	<b>Location: High Street, land rear Aspley House</b>		<b>Ward: Colton and Mavesyn Ridware</b>
Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				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.		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 42</b>	<b>Current Deliverability: Not Developable</b>	

**Table B.83**

<b>ID: 75</b>	<b>Settlement: Colton</b>	<b>Location: High Street, 2</b>		<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 0.32</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.32</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Two dwellings in rear garden. TPO may affect design and yield.				
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>		<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No indication that site is available.		<b>Achievability Notes:</b> Suitable access will be required.
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 2</b>	<b>Current Deliverability: Not Developable</b>	

**Table B.84**

<b>ID: 76</b>	<b>Settlement: Colton</b>	<b>Location: Martlin Lane</b>		<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 0.19</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.19</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Yield based on shape of site, access required				
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>		<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> 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;		<b>Availability Notes:</b> No indication that site is available.		<b>Achievability Notes:</b> Suitable access will be required.
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 3</b>	<b>Current Deliverability: Not Developable</b>	











**Table B.85**

<b>ID: 77</b>		<b>Settlement: Colton</b>		<b>Location: The Paddock, Bellamour Way</b>		<b>Ward: Colton and Mavesyn Ridware</b>			
<b>Site Area (ha): 0.29</b>		<b>Source: Survey</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 0.10</b>			
<b>Density Rate (dph): 30</b>									
<b>Yield Note:</b> Yield based on rear field only as front is garden and likely to impact on Listed Building									
<b>Currently Suitable? No</b>				<b>Currently Available? No</b>		<b>Currently Achievable? No</b>			
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> No indication that site is available.		<b>Achievability Notes:</b> Suitable access will be required.			
				<b>When is site likely to come forward?: -</b>					
				<b>Proposed Yield: 3</b>		<b>Current Deliverability: Not Developable</b>			

Table B.86

# SHLAA Assessment Sites by Source

## Drayton Bassett

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

247

294

672

# SHLAA Assessment Sites by Deliverability Drayton Bassett

## Key

Complete

Deliverable

Developable

Not Developable

Settlement Boundaries

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Lichfield District Council

Lichfield District Council

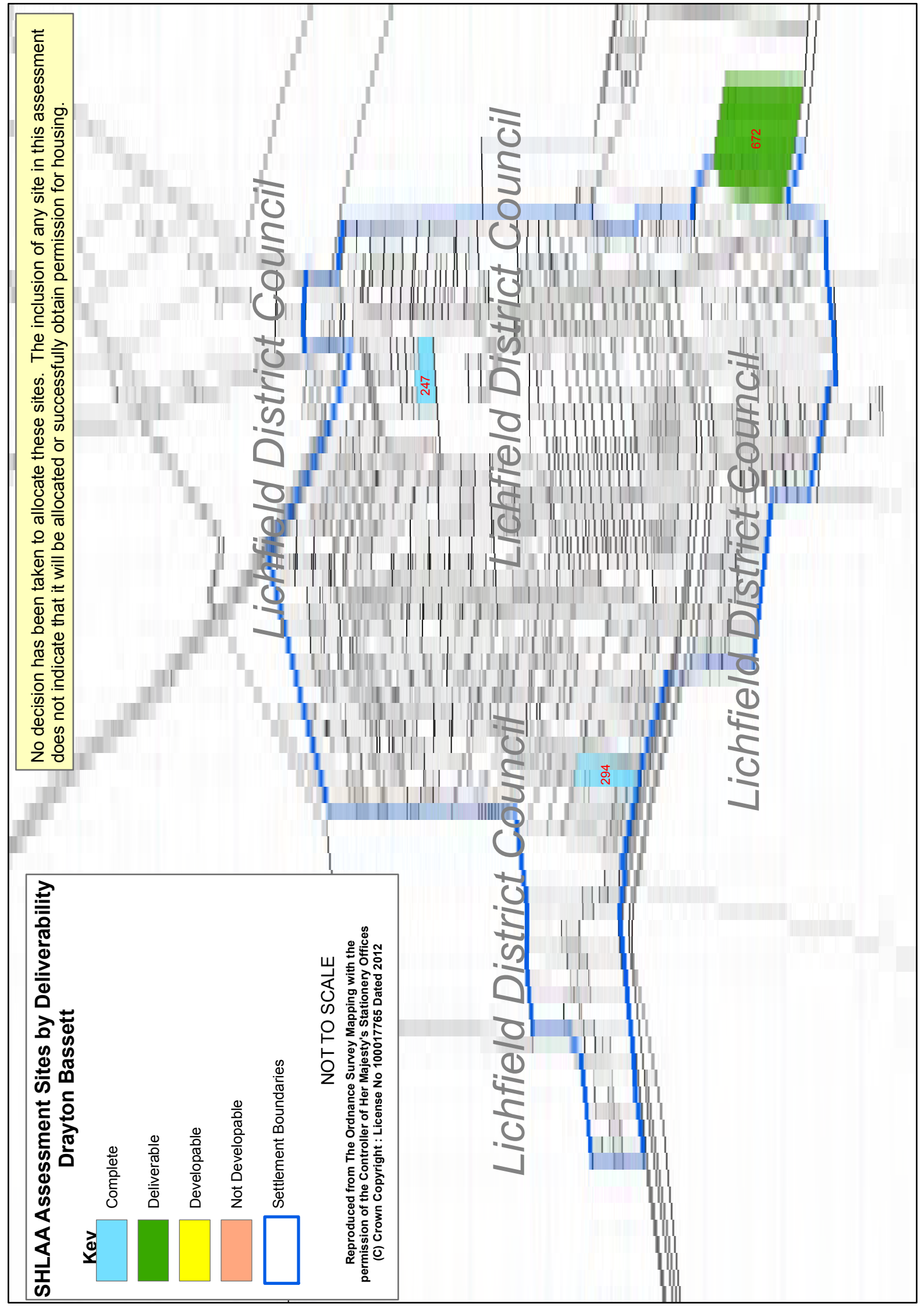
Lichfield District Council

Lichfield District Council

247

294

672





## 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
672	Salts Lane, Willow End, Drayton Bassett	Planning Permission Full	10/00206/FUL	1	Deliverable

Table B.87

# SHLAA Assessment Sites by Source East of Rugeley

## Key

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

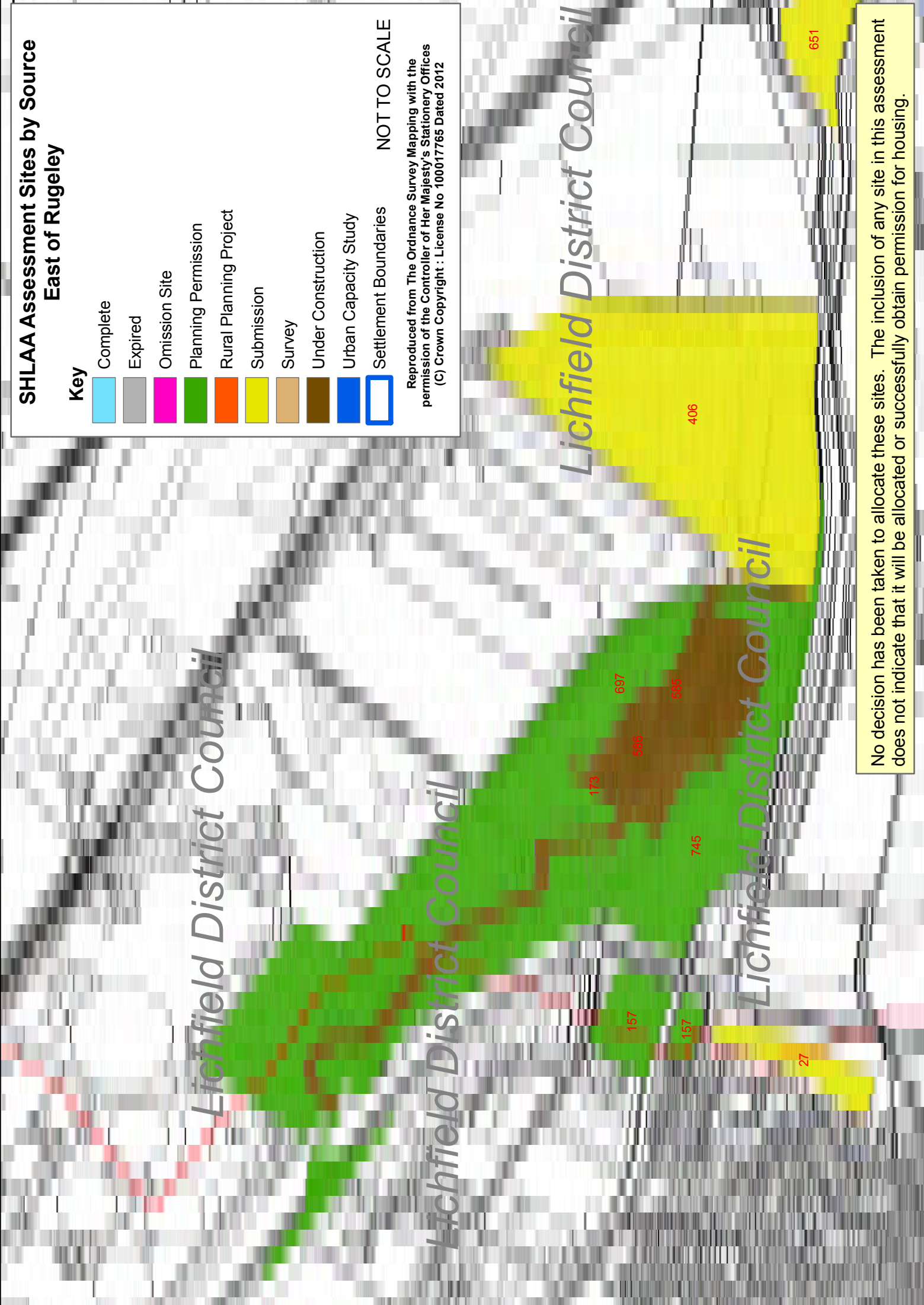
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Lichfield District Council

Lichfield District Council

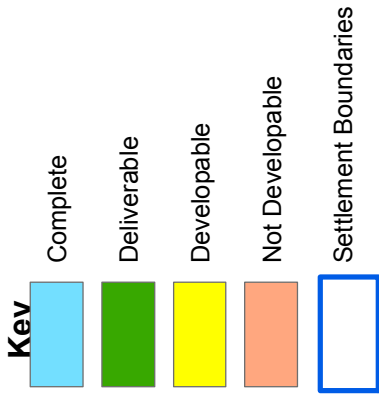
Lichfield District Council

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 East of Rugeley



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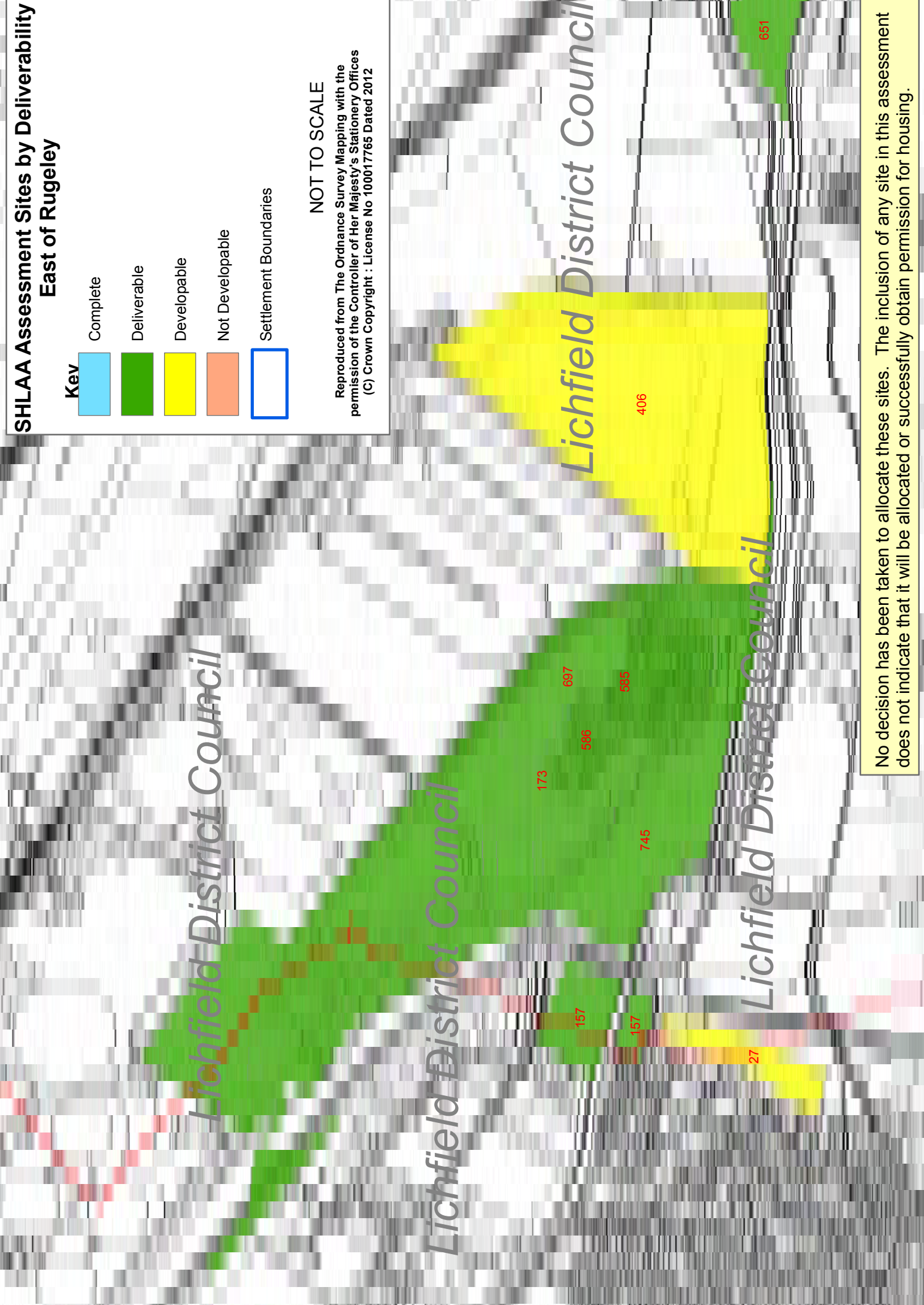
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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council



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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
745	Rugeley ERZ (Phase 3) Persimmon Homes	Planning Permission Full	10/01200/REMM	117	Deliverable
173	Rugeley ERZ	Planning Permission Outline	03/00627/OUTM	192	Deliverable (0-5 years)
				62	Developable (6-10 years)
157	Rugeley ERZ Local Centre	Planning Permission Outline S106	04/00406/OUT	80	Deliverable

Table B.88

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

ID: 27		Settlement: East of Rugeley		Location: Rugeley Road, South of (Part of CC District)		Ward: Armitage with Handscare	
Site Area (ha): 1.22		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): -	
Density Rate (dph): 30							
Yield Note: 0.49ha is the size of area within LDC. 40dph@80% has been used to reflect Cannock Chase District Council SHLAA							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Access to site has been investigated by agent and several options proposed. Favoured option requires land purchase.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. Land for access is yet to be purchased.</p>		<p><b>Achievability Notes:</b> Suitable access required through land outside owners control, not considered by agent to affect viability.</p>	
When is site likely to come forward?: 11-15 years							
				Proposed Yield: 15 (Based on proportion of site within Lichfield District, Site would provide 39 dwellings in total)		Current Deliverability: Developable	

Table B.89

<b>ID: 157</b>	<b>Settlement: East of Rugeley</b>	<b>Location: Rugeley Road, South of (Part of CC District)</b>		<b>Ward: Armitage with Handscare</b>
<b>Site Area (ha): 1.8</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.16</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yeild based on expired planning permission - 1.2ha of the site is within Lichfield District				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>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. Site had planning permission and revised scheme is expected to be submitted. Favoured option requires land purchase.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. Land for access is yet to be purchased.</p> <p><b>When is site likely to come forward?:</b> 11-15 years</p> <p><b>Proposed Yield:</b> 50 ((Based on proportion of site within Lichfield District, Site would provide 80 dwellings in total)</p>		<p><b>Achievability Notes:</b> Planning permission has expired however a revised scheme is expected to be submitted.</p> <p><b>Current Deliverability:</b> Deliverable</p>

Table B.90

<b>ID: 406</b>	<b>Settlement: East of Rugeley</b>	<b>Location: Borrow Pit, Power Station</b>		<b>Ward: Armitage with Handscare</b>
<b>Site Area (ha): 14.69</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 14.69</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> However agent has suggested that the site could accommodate a higher yield of 450 dwellings				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> 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><b>When is site likely to come forward?:</b> 6-10 years</p> <p><b>Proposed Yield:</b> 450</p>		<p><b>Achievability Notes:</b> Infill of pit from Power Station is not cost to development and assumed site is achievable.</p> <p><b>Current Deliverability:</b> Developable</p>

Table B.91

# SHLAA Assessment Sites by Source Edingale

Key	Description
<span style="color: cyan;">■</span>	Complete
<span style="color: gray;">■</span>	Expired
<span style="color: magenta;">■</span>	Omission Site
<span style="color: green;">■</span>	Planning Permission
<span style="color: orange;">■</span>	Rural Planning Project
<span style="color: yellow;">■</span>	Submission
<span style="color: brown;">■</span>	Survey
<span style="color: darkbrown;">■</span>	Under Construction
<span style="color: blue;">■</span>	Urban Capacity Study
<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span>	Settlement Boundaries

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*Lichfield District Council*

*Lichfield District Council*

*Lichfield District Council*

*Lichfield District Council*

407

50

727

427

48

734 605

65

49

37

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

# SHLAA Assessment Sites by Deliverability Edingale

## Key

Complete

Deliverable

Developable

Not Developable

Settlement Boundaries

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Lichfield District Council

Lichfield District Council

Lichfield District Council

49

727

48

427

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734 605

65

37

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

## Edingale

ID	Location	Source	Planning Application No.	Yield	Deliverability
605	Hollows End, Church Hollow	Complete	09/00473/FUL	1	Complete
734	Croxall Road, land between Fort Joe and Joes Cave	Planning Permission Outline	11/00306/OUT	1	Deliverable

Table B.92

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><b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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 &amp; SBI are within 1km and the impact on it may need further investigation.</p>				<p><b>Availability Notes:</b> In two ownerships but not thought to prevent site coming forward.</p>		<p><b>Achievability Notes:</b> 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.93

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> No interest shown</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				When is site likely to come forward?: 6-10 years			



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

**Table B.94**

<b>ID: 727</b>	<b>Settlement: Edingale</b>	<b>Location: land at Raddle Lane, Edingale</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.83</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.83</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.  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.  Further investigation of Coal Subsidence area may be required.  Impact on SBI may need further investigation. An SSSI is within 1km.		<b>Availability Notes:</b> No interest shown		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6-10-years		
		<b>Proposed Yield:</b> 17		<b>Current Deliverability:</b> Developable

**Table B.95**

<b>ID: 37</b>	<b>Settlement: Edingale</b>	<b>Location: Lullington Road</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 2.08</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 2.08</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> A dph rate of 30 @60% has been used to reflect surrounding character and grain of adjacent settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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. Further investigation of Coal Subsidence area may be required.  Loss of Grade 3 Agricultural Land may need justification. An SSSI & SBI is within 1km and the impact on it may need further investigation.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown - measures to improve sustainability may impact on viability.
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 37		<b>Current Deliverability:</b> Not Developable

**Table B.96**

<b>ID: 48</b>	<b>Settlement: Edingale</b>	<b>Location: Lullington Road, Peartree Cottage</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.12</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.12</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph to reflect existing character and grain of adjacent settlement				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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 &amp; SBI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown - measures to improve sustainability may impact on viability.</p>
		<p><b>When is site likely to come forward?: -</b></p>		
		<b>Proposed Yield: 3</b>	<b>Current Deliverability: Not Developable</b>	

Table B.97

<b>ID: 49</b>	<b>Settlement: Edingale</b>	<b>Location: Raddle Lane/Lullington/Croxall Road</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 14.57</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 14.57</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph @ 60% to reflect existing character and grain of adjacent settlement				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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 &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown - measures to improve sustainability may impact on viability.</p>
		<p><b>When is site likely to come forward?: -</b></p>		
		<b>Proposed Yield: 262</b>	<b>Current Deliverability: Not Developable</b>	

Table B.98

<b>ID: 50</b>	<b>Settlement: Edingale</b>	<b>Location: Croxall Road, Mary Howard Primary</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 7</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 7</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph @ 60% to reflect existing character and grain of settlement				

<b>ID: 50</b>	<b>Settlement: Edingale</b>	<b>Location: Croxall Road, Mary Howard Primary</b>		<b>Ward: Mease and Tame</b>
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown - measures to improve sustainability and SFRA may impact on viability.</p>
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 126	<b>Current Deliverability:</b> Not Developable	

**Table B.99**

<b>ID: 65</b>	<b>Settlement: Edingale</b>	<b>Location: Lullington Road, land at</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha):</b> 0.52	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.52	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph @ 80% to reflect existing character and grain of nearby settlement although 8 proposed.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability,</p>
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 12	<b>Current Deliverability:</b> Not Developable	

**Table B.100**

Lichfield District Council











Lichfield District Council

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Lichfield District Council

### SHLAA Assessment Sites by Source

#### Elford

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

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

133

362

489

86

35

702

696

697

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

133

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489

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35

702

696

597

### SHLAA Assessment Sites by Deliverability Elford

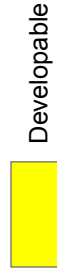
#### Key



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.101

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		
<b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> 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.102

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		
<b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access required. Unknown how measures to improve sustainability would impact on viability.		
			When is site likely to come forward?: -				

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

**Table B.103**

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

**Table B.104**

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

**Table B.105**

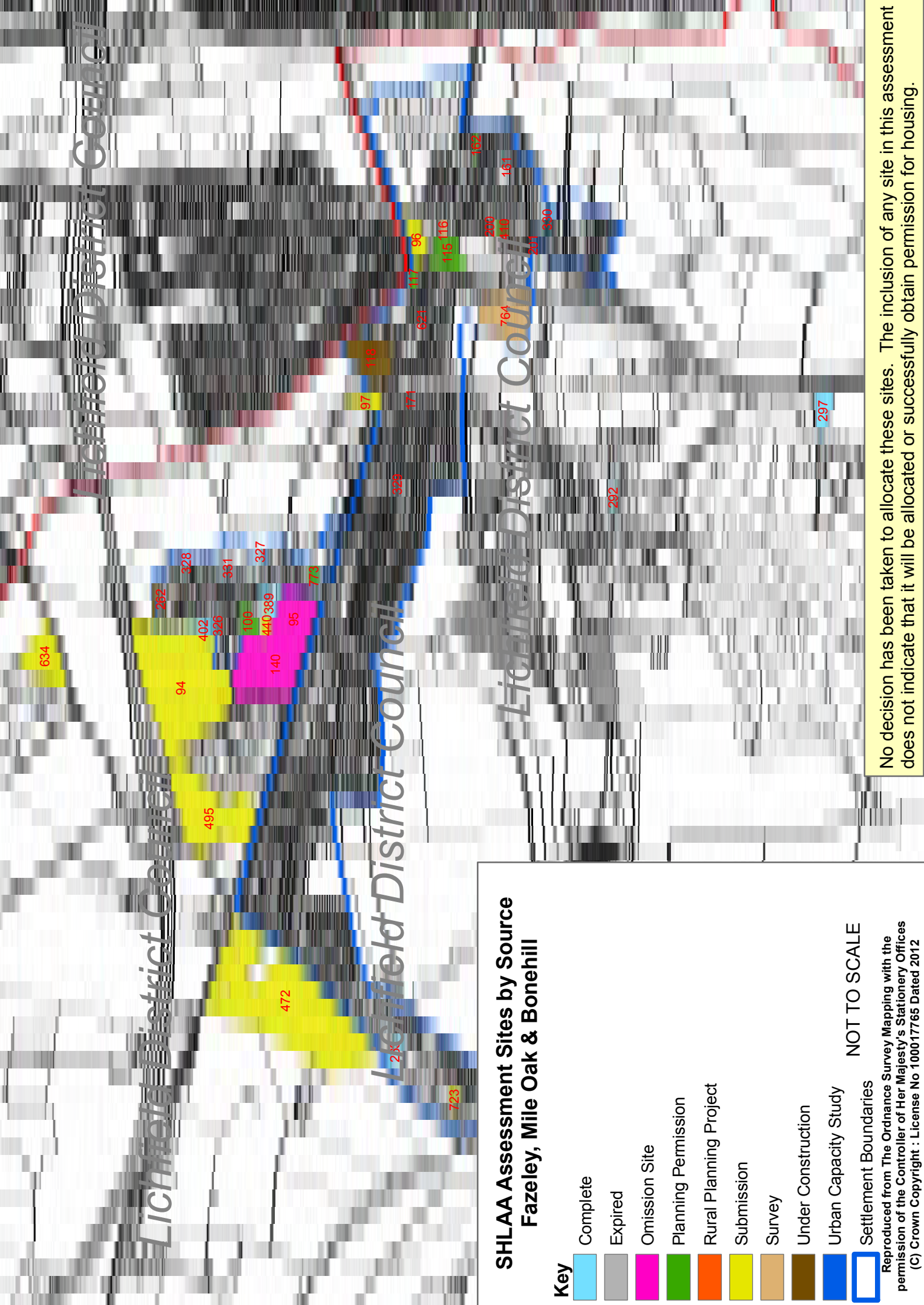
### SHLAA Assessment Sites by Source Fazeley, Mile Oak & Bonehill

**Key**

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

NOT TO SCALE

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



## 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	Under Construction	08/01026/FUL	5	Deliverable
117	The Boathouse	Planning Permission Full	07/00073/FULM	14	Deliverable
773	Park lane, The Bungalow	Planning Permission Full	11/01204/FUL	1	Deliverable
115	Tolsons Mill	Planning Permission Full S106	07/00938/FULM	100	Deliverable
171	Reindeer Road 1 (land adj)	Planning Permission Outline	06/01058/OUT	1	Deliverable
162	Buxton Avenue and Brook End	Planning Permission Outline	06/00978/OUT & 08/00526/REM	2	Deliverable
100	The Green, 20	Planning Permission Outline	08/00915/OUT	4	Deliverable

Table B.106

ID: 94	Settlement: Fazeley	Location: Aldin Cloase, land off, Mile Oak		Ward: Fazeley
Site Area	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 8.24	Density Rate (dph): 40

ID: 94	Settlement: Fazeley	Location: Aldin Cloase, land off, Mile Oak		Ward: Fazeley
(ha): 8.24				
<b>Yield Note:</b> 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.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 0 - 10 years		
		<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
		<b>75</b>	<b>123</b>	<b>-</b>
		<b>Proposed Yield:</b> 198		<b>Current Deliverability:</b> Deliverable

Table B.107

ID: 95	Settlement: Fazeley	Location: Lichfield Street/Park Lane, land off		Ward: Fazeley	
<b>Site Area (ha):</b> 1.93	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.93	<b>Density Rate (dph):</b> 40	
<b>Yield Note:</b> 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 60 which is approx 30dph.					
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
		<b>When is site likely to come forward?:</b> 0 - 5 years			
		<b>Proposed Yield:</b> 62		<b>Current Deliverability:</b> Deliverable	

Table B.108

ID: 96	Settlement: Fazeley	Location: Fazeley (Gould's) Saw Mill, Timber Yard		Ward: Fazeley
<b>Site Area (ha):</b> 0.62	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.62	<b>Density Rate (dph):</b> 50

ID: 96	Settlement: Fazeley	Location: Fazeley (Gould's) Saw Mill, Timber Yard	Ward: Fazeley
<b>Yield Note:</b> 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.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Developer has not demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 25	<b>Current Deliverability:</b> Deliverable

Table B.109

ID: 97	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley
<b>Site Area (ha):</b> 0.48	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> pre-app discussions taking place with proposed yield of 28. Likely to reduce with revised plans to accommodate increase in amenity space.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities.  Part of the sites is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, restoration of Listed Building requires development at rear.  Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints, pre app discussions ongoing. Further work required, considered that commencement not imminent.
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 25	<b>Current Deliverability:</b> Deliverable

Table B.110

ID: 140	Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley
<b>Site Area (ha):</b> 5.22	<b>Source:</b> Omission Site	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 3.29
<b>Yield Note:</b> Area for residential omits size of site ID 95. 40dph@60% to reflect existing character and grain of nearby			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

ID: 140 Settlement: Fazeley		Location: Mile Oak		Ward: Fazeley	
<p><b>Suitability Notes:</b> 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 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>Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. Site has potential for protected species.</p>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
		<b>When is site likely to come forward?:</b> 0 - 10 years			
		0-5 yeras	6-10 years	11-15 years	
		75	4	-	
		<b>Proposed Yield:</b> 79		<b>Current Deliverability:</b> Deliverable	

Table B.111

ID: 200		Settlement: Fazeley		Location: Coleshill Street, 59		Ward: Fazeley	
<b>Site Area (ha):</b> 0.22	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.07	<b>Density Rate (dph):</b> -			
<b>Yield Note:</b> Yield based on expired planning permissions							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes		
<p><b>Suitability Notes:</b> 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.</p>			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> If access can be achieved then no known constraints.		
			<b>When is site likely to come forward?:</b> 0 - 5 years				
			<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Deliverable		

Table B.112

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

Table B.113

ID: 472		Settlement: Fazeley		Location: Sutton Road, Bangley Farm		Ward: Fazeley			
<b>Site Area (ha):</b> 10.63	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 10.63		<b>Density Rate (dph):</b> 40				
<b>Yield Note:</b> 40dph@60%									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b> No known constraints		
				<b>When is site likely to come forward?:</b> 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				150		105		-	
				<b>Proposed Yield:</b> 255				<b>Current Deliverability:</b> Deliverable	

Table B.114

ID: 495		Settlement: Fazeley		Location: Land west of Sir Robert Peel Hospital		Ward: Fazeley			
<b>Site Area (ha):</b> 4.23	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 3.5		<b>Density Rate (dph):</b> 30				
<b>Yield Note:</b> 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.									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> 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, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b> No known constraints		
				<b>When is site likely to come forward?:</b> 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				75		27		-	
				<b>Proposed Yield:</b> 102				<b>Current Deliverability:</b> Deliverable	

Table B.115

<b>ID: 723</b>		<b>Settlement: Fazeley</b>		<b>Location: Gainsborough Drive, 1, Mile Oak</b>		<b>Ward: Fazeley</b>	
<b>Site Area (ha): 0.15</b>		<b>Source: Submission</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 0.15</b>	
<b>Density Rate (dph): 30</b>							
<b>Yield Note:</b> Planning application currently being considered for 2 dwellings							
<b>Currently Suitable? Yes</b>				<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Planning application currently submitted		<b>Achievability Notes:</b> No known constraints	
				<b>When is site likely to come forward?: 0 - 5 years</b>			
				<b>Proposed Yield: 2</b>		<b>Current Deliverability: Deliverable</b>	

Table B.116

<b>ID: 116</b>		<b>Settlement: Fazeley</b>		<b>Location: Petrol Station</b>		<b>Ward: Fazeley</b>	
<b>Site Area (ha): 0.13</b>		<b>Source: Survey</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 3.5</b>	
<b>Density Rate (dph): 30</b>							
<b>Yield Note:</b> Based on conversion of part of LB and construction of new flats							
<b>Currently Suitable? Yes</b>				<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area and involves Listed Building so careful design needed. The loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.				<b>Availability Notes:</b> Site currently used as petrol station. No indication that owner wishes to develop.		<b>Achievability Notes:</b> Consider need to remediate site - may affect viability.	
				<b>When is site likely to come forward?: 0 - 5 years</b>			
				<b>Proposed Yield: 10</b>		<b>Current Deliverability: Developable</b>	

Table B.117

<b>ID: 201</b>		<b>Settlement: Fazeley</b>		<b>Location: Coleshill Street, 85</b>		<b>Ward: Fazeley</b>	
<b>Site Area (ha): 0.03</b>		<b>Source: Survey</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 0.03</b>	
<b>Density Rate (dph):</b>							
<b>Yield Note:</b> Yield based on previous planning application which has now expired.							
<b>Currently Suitable? Yes</b>				<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Planning permission has now expired		<b>Achievability Notes:</b> No known constraints	
				<b>When is site likely to come forward?: 0 - 5 years</b>			

<b>ID: 201</b>	<b>Settlement: Fazeley</b>	<b>Location: Coleshill Street, 85</b>	<b>Ward: Fazeley</b>
			<b>Proposed Yield: 1</b>
			<b>Current Deliverability: Developable</b>

**Table B.118**

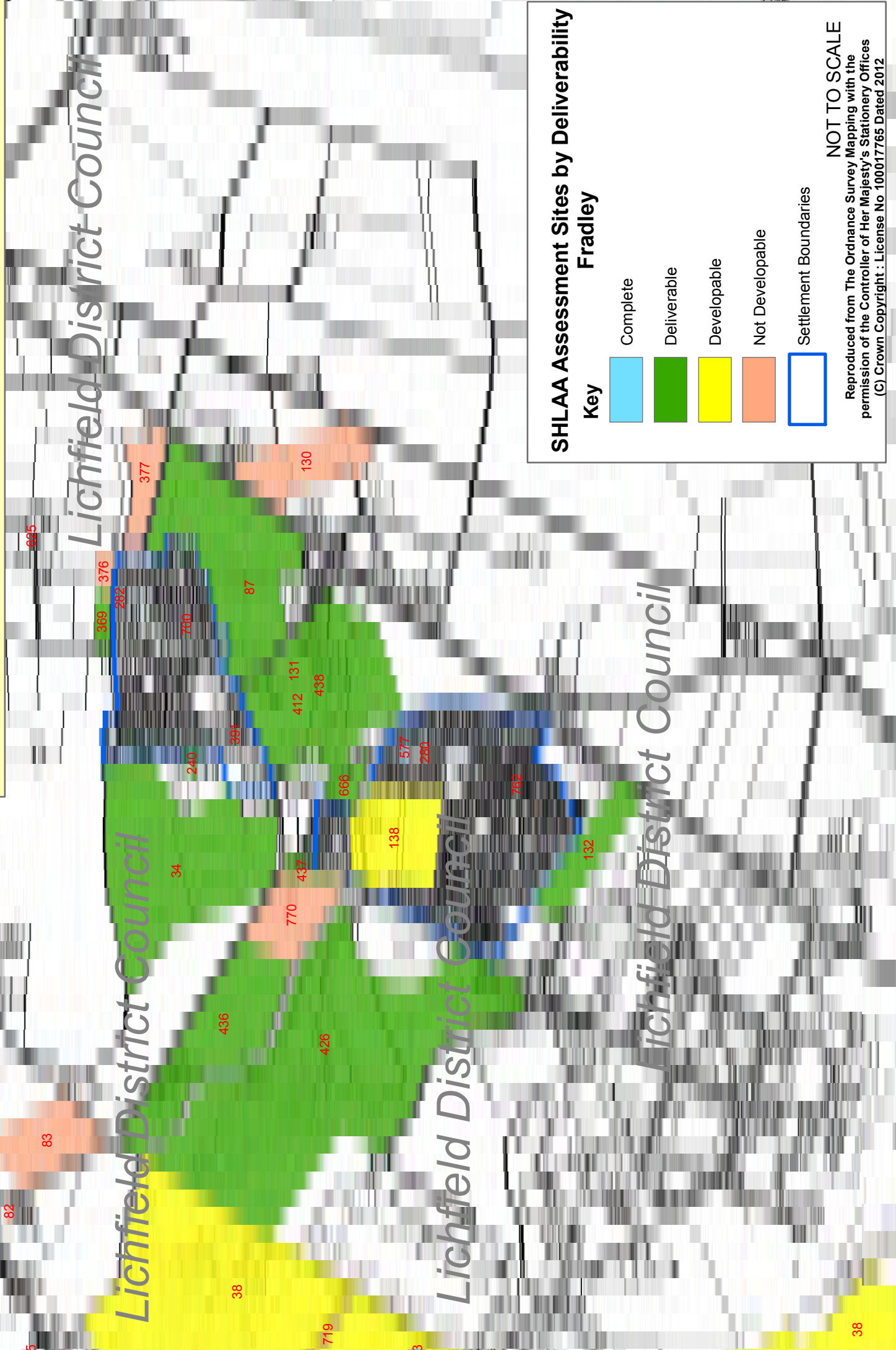
<b>ID: 764</b>	<b>Settlement: Fazeley</b>	<b>Location: Tolsons Industrial Estate</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha): 1.9</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.62</b>
<b>Yield Note:</b> Yeild of 35 dph felt appropriate given the surrounding built form.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a sustainable settlement in the RSSS. Close proximity to public transport routes, services and facilities. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Identified with Employment Land Review as a site that should no longer be included in the emolument land portfolio.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unsure of achieveability due to multiple ownerships on site.
		<b>When is site likely to come forward?:</b> 05-10 years	
		<b>Proposed Yield: 60</b>	<b>Current Deliverability: Developable</b>

**Table B.119**





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



## Fradley

ID	Location	Source	Planning Application No.	Yield	Deliverability
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
762	Forrester Close, Pumping Station	Planning Permission Full	11/01286/FUL	1	Deliverable
391	Church Lane, Church Farm	Planning Permission Outline	07/00790/OUT	1	Deliverable

Table B.120

ID: 34		Settlement: Fradley		Location: Old Hall Farm		Ward: Alrewas and Fradley	
<b>Site Area (ha):</b> 14.18	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 7.9		<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> Yield based on information provided by developer. Listed Building could impact on yield.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 0 - 10 years							
0-5 years		6-10 years		11-15 years			
200		50					
<b>Proposed Yield:</b> 250						<b>Current Deliverability:</b> Deliverable	

Table B.121

ID: 87		Settlement: Fradley		Location: Fradley Lane, land off		Ward: Alrewas and Fradley	
<b>Site Area</b>	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 7.18		<b>Density Rate (dph):</b>		

ID: 87		Settlement: Fradley		Location: Fradley Lane, land off		Ward: Alrewas and Fradley	
(ha): 14.57							
<b>Yield Note:</b> Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
<b>When is site likely to come forward?:</b> 0 - 5 years							
0-5 years		6-10 years		11-15 years			
150		122		-			
<b>Proposed Yield:</b> 272						<b>Current Deliverability:</b> Deliverable	

Table B.122

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			
<b>Yield Note:</b> yield included under site 438. (Approx - 45 on site)							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable.  Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				<b>Availability Notes:</b> No known constraints. Could come forward either on its own or as part of a larger scheme for site 87 or 438.		<b>Achievability Notes:</b> No known constraints.	
<b>When is site likely to come forward?:</b> 0 - 5 years							
<b>Proposed Yield:</b> -				<b>Current Deliverability:</b> Deliverable			

Table B.123

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			
<b>Yield Note:</b> 40dph@60%							

ID: 132 Settlement: Fradley		Location: South Fradley		Ward: Alrewas and Fradley
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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>Site has potential for protected species.</p> <p>Impact of noise from associated uses and A38 on prospective residents would need to be designed out.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<b>When is site likely to come forward?:</b> 0 - 10 years				
0-5 years		6-10 years		11-15 years
75		20		-
<b>Proposed Yield:</b> 95				<b>Current Deliverability:</b> Deliverable

Table B.124

ID: 369		Settlement: Fradley		Location: Dunmore Hay Lane		Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 0.67	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.67	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> 40dph@80%						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	
<b>When is site likely to come forward?:</b> 0 - 5 years						
<b>Proposed Yield:</b> 21				<b>Current Deliverability:</b> Deliverable		

Table B.125

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

ID: 412	Settlement: Fradley	Location: Fradley Lane/Church Lane	Ward: Alrewas and Fradley
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> -</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.126

ID: 426	Settlement: Fradley	Location: Gorse Lane, land off, Fradley Park	Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 39.91</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Mixed</p>	<p><b>Size of Proposed Residential (ha):</b> 25</p>	<p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> Yield proposed by developer through planning application</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable.. Also adjacent to local centre. Proposal includes primary school.</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 and BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 10 years</p>		
		<p>0-5 years</p>	<p>6-10 years</p>	<p>11-15 years</p>
		<p>370</p>	<p>380</p>	<p>-</p>
		<p><b>Proposed Yield:</b> 750</p>		<p><b>Current Deliverability:</b> Deliverable</p>

Table B.127

ID: 436	Settlement: Fradley	Location: Hay End Lane	Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 10.19</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 10.19</p>	<p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> 40dph@60%</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>

ID: 436 Settlement: Fradley		Location: Hay End Lane		Ward: Alrewas and Fradley
<p><b>Suitability Notes:</b> 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 and BAS are within 1km and the impact on them may need further investigation.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 10 years</p>		
		0-5 years	6-10 years	11-15 years
		75	175	-
		<p><b>Proposed Yield:</b> 245</p>		<p><b>Current Deliverability:</b> Deliverable</p>

Table B.128

ID: 437		Settlement: Fradley		Location: Common Lane, west of		Ward: Alrewas and Fradley
<p><b>Site Area (ha):</b> 0.57</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.57</p>	<p><b>Density Rate (dph):</b> 40</p>		
<p><b>Yield Note:</b> 40dph@80% agent proposes 7 dwellings on 0.39ha which equates to 18dph, considered too low hence standard application.</p>						
<p><b>Currently Suitable?</b> Yes</p>			<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	
			<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
			<p><b>Proposed Yield:</b> 18</p>		<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.129

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

ID: 438 Settlement: Fradley		Location: Church Lane		Ward: Alrewas and Fradley
<p><b>Suitability Notes:</b> 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>	<b>Availability Notes:</b> Multiple ownerships, but agent advises they are working together.		<b>Achievability Notes:</b> No known constraints.	
	<b>When is site likely to come forward?:</b> 0 - 5 years			
	0-5 years	6-10 years	11-15 years	
	150	109	-	
	<b>Proposed Yield:</b> 259		<b>Current Deliverability:</b> Deliverable	

Table B.130

ID: 666		Settlement: Fradley		Location: land off Common Lane		Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 1.01	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.01	<b>Density Rate (dph):</b> 24		
<b>Yield Note:</b> Indicative using 80% @ 40dph						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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>	<b>Availability Notes:</b> Multiple ownerships, but agent advises they are working together.		<b>Achievability Notes:</b> No known constraints.			
	<b>When is site likely to come forward?:</b> 0 - 5 years					
	<b>Proposed Yield:</b> 24			<b>Current Deliverability:</b> Deliverable		

Table B.131

ID: 138		Settlement: Fradley		Location: Bridge Farm		Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 6.69	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 6.69	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> See also site 412 and 438. 40dph @ 60%						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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>	<b>Availability Notes:</b> Owner has indicated that does not wish to develop at present.		<b>Achievability Notes:</b> No known constraints.			
	<b>When is site likely to come forward?:</b> 6 - 10 years					

<b>ID: 138</b>	<b>Settlement: Fradley</b>	<b>Location: Bridge Farm</b>	<b>Ward: Alrewas and Fradley</b>
Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.		<b>Proposed Yield: 160</b>	<b>Current Deliverability: Developable</b>

Table B.132

<b>ID: 130</b>	<b>Settlement: Fradley</b>	<b>Location: Roman Road</b>	<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 5.08</b>	<b>Source: Omission Site</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 5.08</b>
<b>Yield Note: 40dph@60%</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Outside village boundary and not in close proximity to services and facilities.  Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site has potential for protected species. Impact of noise from A38 on prospective residents would need to be designed out.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 122</b>	<b>Current Deliverability: Not Developable</b>

Table B.133

<b>ID: 376</b>	<b>Settlement: Fradley</b>	<b>Location: Dunmore Hay Lane, (Site A)</b>	<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 0.5</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.5</b>
<b>Yield Note: 40dph@80%</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable upon completion of the Local Centre.  Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 16</b>	<b>Current Deliverability: Not Developable</b>

Table B.134



<b>ID: 377</b>	<b>Settlement: Fradley</b>	<b>Location: Dunmore Hay Lane, (Site B)</b>		<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 2.43</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.43</b>	<b>Density Rate (dph): 40</b>
<b>Yield Note: 40dph@60%</b>				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable?No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?: -</b></p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>Proposed Yield: 58</b>		<b>Current Deliverability: Not Developable</b>

**Table B.135**

<b>ID: 770</b>	<b>Settlement: Fradley</b>	<b>Location: Hay End Lane, land off (Brookfield Farm)</b>		<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 4.3</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 4.3</b>	<b>Density Rate (dph): 40</b>
<b>Yield Note: 30dph</b>				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable?No</b>
<p><b>Suitability Notes:</b> 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 and BAS are within 1km and the impact on them may need further investigation.</p>		<p><b>Availability Notes:</b> No indication that site is available</p> <p><b>When is site likely to come forward?:-</b></p>		<p><b>Achievability Notes: -</b></p>
		<b>Proposed Yield: 77</b>		<b>Current Deliverability: Not Developable</b>

**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

Lichfield District Council

660

659

69

219

### SHLAA Assessment Sites by Source Hammerwich

**Key**

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

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

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

219

### SHLAA Assessment Sites by Deliverability Hammerwich

- Key**
- Complete
  - Deliverable
  - Developable
  - Not Developmentable
  - 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.137

ID: 701		Settlement: Hammerwich	Location: Stockhay Lane, land rear 37		Ward: Hammerwich
<b>Site Area (ha):</b> 1.6	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.6	<b>Density Rate:</b> 30	
<b>Yield Note:</b> Based on 80% at 30dph					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
			<b>Proposed Yield:</b> 38		<b>Current Deliverability:</b> Deliverable

Table B.138

No decision has been taken to allocate 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











Lichfield District Council

467

317

### SHLAA Assessment Sites by Source Hamstall Ridware

#### Key

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

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

*Lichfield District Council*

467

*Lichfield District Council*

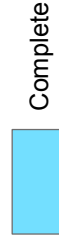
317

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### SHLAA Assessment Sites by Deliverability Hamstall Ridware

#### Key



Complete



Deliverable



Developable



Not Developmental



Settlement Boundaries

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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.139

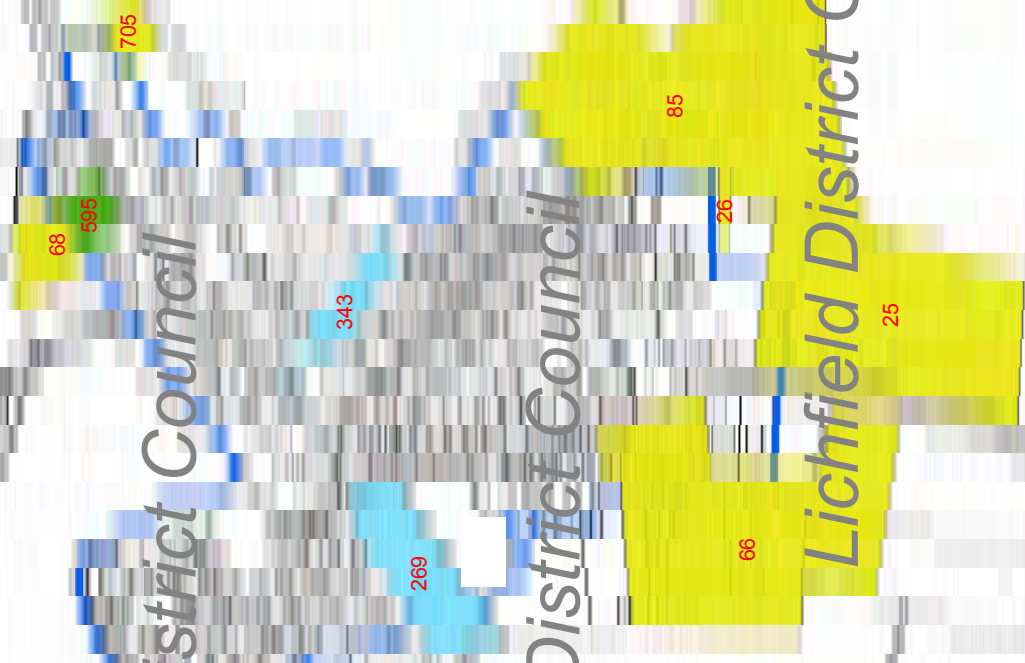
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

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*Lichfield District Council*



### SHLAA Assessment Sites by Source Harlaston

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

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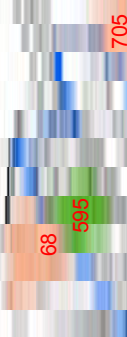
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

*Lichfield District Council*

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*Lichfield District Council*






*Lichfield District Council*



### SHLAA Assessment Sites by Deliverability

Harlaston

**Key**

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

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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.140

ID: 85		Settlement: Harlaston		Location: Manor Lane, Fishpits Farm		Ward: Mease and Tame	
<b>Site Area (ha):</b> 1.88		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1.88	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> Based on planning application submitted for 14 dwellings on part of Fish Pitts Farm site, site has local community support.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> No		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.				<b>Availability Notes:</b> Currently in use as a farm but has been promoted by the owner/agent.		<b>Achievability Notes:</b> 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. Local Community has shown support for proposal as such is within the spirit of localism				<b>When is site likely to come forward?:</b> 0-5			
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.				<b>Proposed Yield:</b> 14		<b>Current Deliverability:</b> Deliverable	

Table B.141

ID: 25		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
<b>Site Area (ha):</b> 1.35		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1.35	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> 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.				<b>When is site likely to come forward?:</b> -			

<b>ID: 25</b>	<b>Settlement: Harlaston</b>	<b>Location: Main Road</b>	<b>Ward: Mease and Tame</b>
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.		<b>Proposed Yield: 32</b>	<b>Current Deliverability:</b> Not Developable

**Table B.142**

<b>ID: 26</b>	<b>Settlement: Harlaston</b>	<b>Location: Main Road</b>	<b>Ward: Mease and Tame</b>	
<b>Site Area (ha): 0.02</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.02</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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.  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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access required. Unknown how measures to improve sustainability would impact on viability.
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield: 1</b>	<b>Current Deliverability:</b> Not Developable	

**Table B.143**

<b>ID: 66</b>	<b>Settlement: Harlaston</b>	<b>Location: Church Farm</b>	<b>Ward: Mease and Tame</b>	
<b>Site Area (ha): 1.6</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 1.6</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 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.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Remediation of site may be required but unlikely to affect viability. Unknown how measures to improve sustainability would impact on viability.
		<b>When is site likely to come forward?:</b> -		

<b>ID: 66</b>	<b>Settlement: Harlaston</b>	<b>Location: Church Farm</b>	<b>Ward: Mease and Tame</b>
			<b>Proposed Yield: 38</b>
			<b>Current Deliverability: Not Developable</b>

Table B.144

<b>ID: 68</b>	<b>Settlement: Harlaston</b>	<b>Location: Haunton Road, The Homestead</b>	<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.25</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.25</b>
<b>Yield Note:</b> 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.			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> 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.		<b>When is site likely to come forward?: -</b>	
Floodzone 2 (part) 3a (part). SFRA may be required.		<b>Proposed Yield: 8</b>	<b>Current Deliverability: Not Developable</b>
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.145

<b>ID: 705</b>	<b>Settlement: Harlaston</b>	<b>Location: Haunton Road, land rear Yew Tree House</b>	<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.1</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.1</b>
<b>Yield Note:</b> as indicated by landowner			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> 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.		<b>When is site likely to come forward?: -</b>	

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.		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Not Developable

**Table B.146**

No decision has been taken to allocate 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

Lichfield District Council

### SHLAA Assessment Sites by Source Hill Ridware

#### Key

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

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Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

387

169

159

468

2753

19

325

136

135

276

255

180

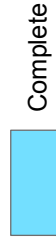
181

737

318

### SHLAA Assessment Sites by Deliverability Hill Ridware

#### Key



Complete



Deliverable



Developable



Not Development



Settlement Boundaries

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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	Under Construction	07/00864/FUL	2	Deliverable
255	Royal Oak, land adj	Planning Permission Full	05/00224/FUL	9	Deliverable
737	School Lane, Avondale	Planning Permission Full	11/00775/FUL	3	Deliverable

Table B.147

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	
<b>Yield Note:</b> 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><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				<b>When is site likely to come forward?: -</b>			
				Proposed Yield: 42		Current Deliverability: Not Developable	

Table B.148



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			
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of settlement							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? Yes		
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>		
			When is site likely to come forward?: -				
			Proposed Yield: 6		Current Deliverability: Not Developable		

Table B.149

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

Table B.150

No decision has been taken to allocate 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

224

237

457  
457  
457

364

### SHLAA Assessment Sites by Source

#### Key

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

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

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

224

237

457  
457  
457

364

### SHLAA Assessment Sites by Deliverability Hopwas

#### Key

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.151**

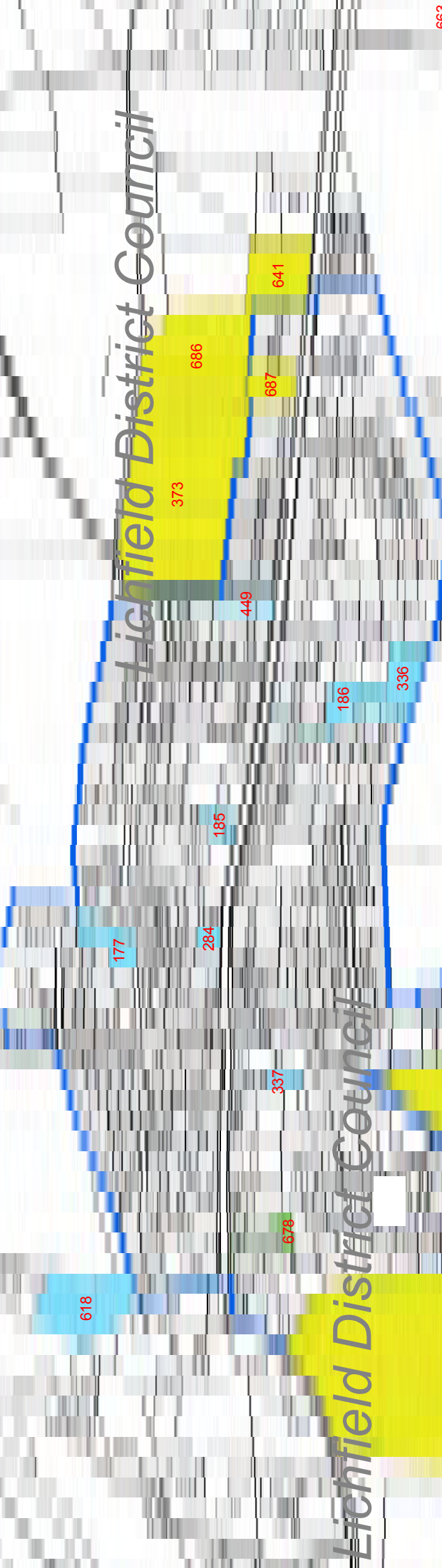
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council



### SHLAA Assessment Sites by Source Kings Bromley

#### Key

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

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

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

618

177

185

337

678

284

186

336

449

373

686

637

641

488

13

663

### SHLAA Assessment Sites by Deliverability Kings Bromley

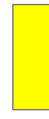
#### Key



Complete



Deliverable



Developable



Not Developmental



Settlement Boundaries

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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.152

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.153

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><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				<p><b>When is site likely to come forward?:</b> -</p>			
				<p><b>Proposed Yield:</b> 16</p>		<p><b>Current Deliverability:</b> Not Developable</p>	

Table B.154

ID: 373		Settlement: Kings Bromley		Location: Alrewas Road, rear of 67-105		Ward: Kings Bromley	
<p><b>Site Area (ha):</b> 1.88</p>		<p><b>Source:</b> Submission</p>		<p><b>Proposal:</b> Residential</p>		<p><b>Size of Proposed Residential (ha):</b> 1.88</p>	
<p><b>Density Rate (dph):</b> 30</p>							
<p><b>Yield Note:</b> 30dph@80% used to reflect nature and character of adjacent settlement.</p>							
<p><b>Currently Suitable?</b> No</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> No</p>	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.</p>	
				<p><b>When is site likely to come forward?:</b> -</p>			
				<p><b>Proposed Yield:</b> 45</p>		<p><b>Current Deliverability:</b> Not Developable</p>	

Table B.155

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



ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.</p>
<p><b>When is site likely to come forward?: -</b></p>			
		<p><b>Proposed Yield:</b> 120</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.156

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley	
Site Area (ha): 0.38	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.38	Density Rate (dph): 30
Yield Note: 30dph@100%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>	
<p><b>When is site likely to come forward?: -</b></p>				
		<p><b>Proposed Yield:</b> 11</p>		<p><b>Current Deliverability:</b> Not Developable</p>

Table B.157











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

Table B.158

# SHLAA Assessment Sites by Source

## Lichfield - North

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

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# SHLAA Assessment Sites by Deliverability Lichfield - North

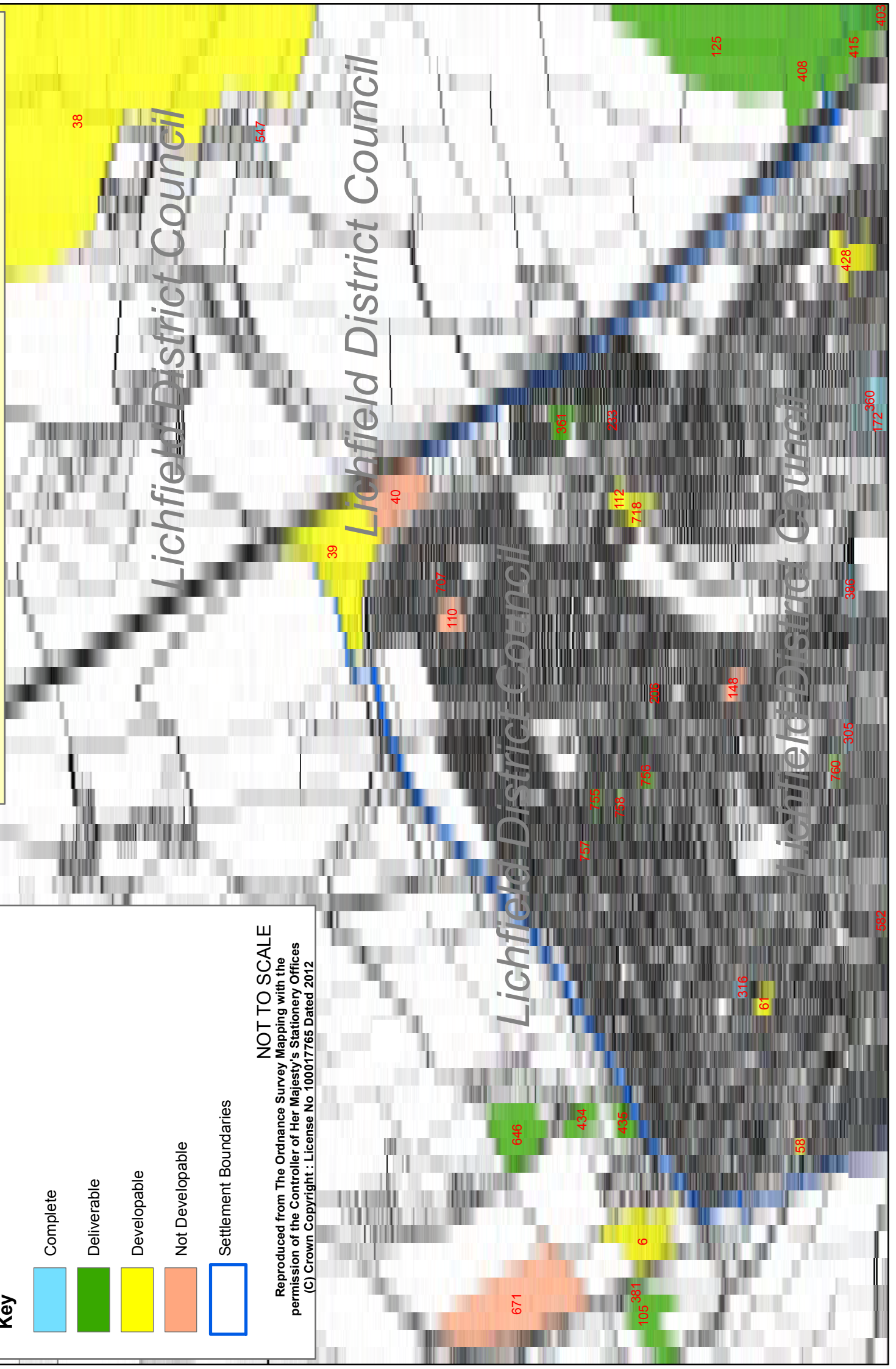
## Key

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

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# SHLAA Assessment Sites by Source

## Lichfield - East

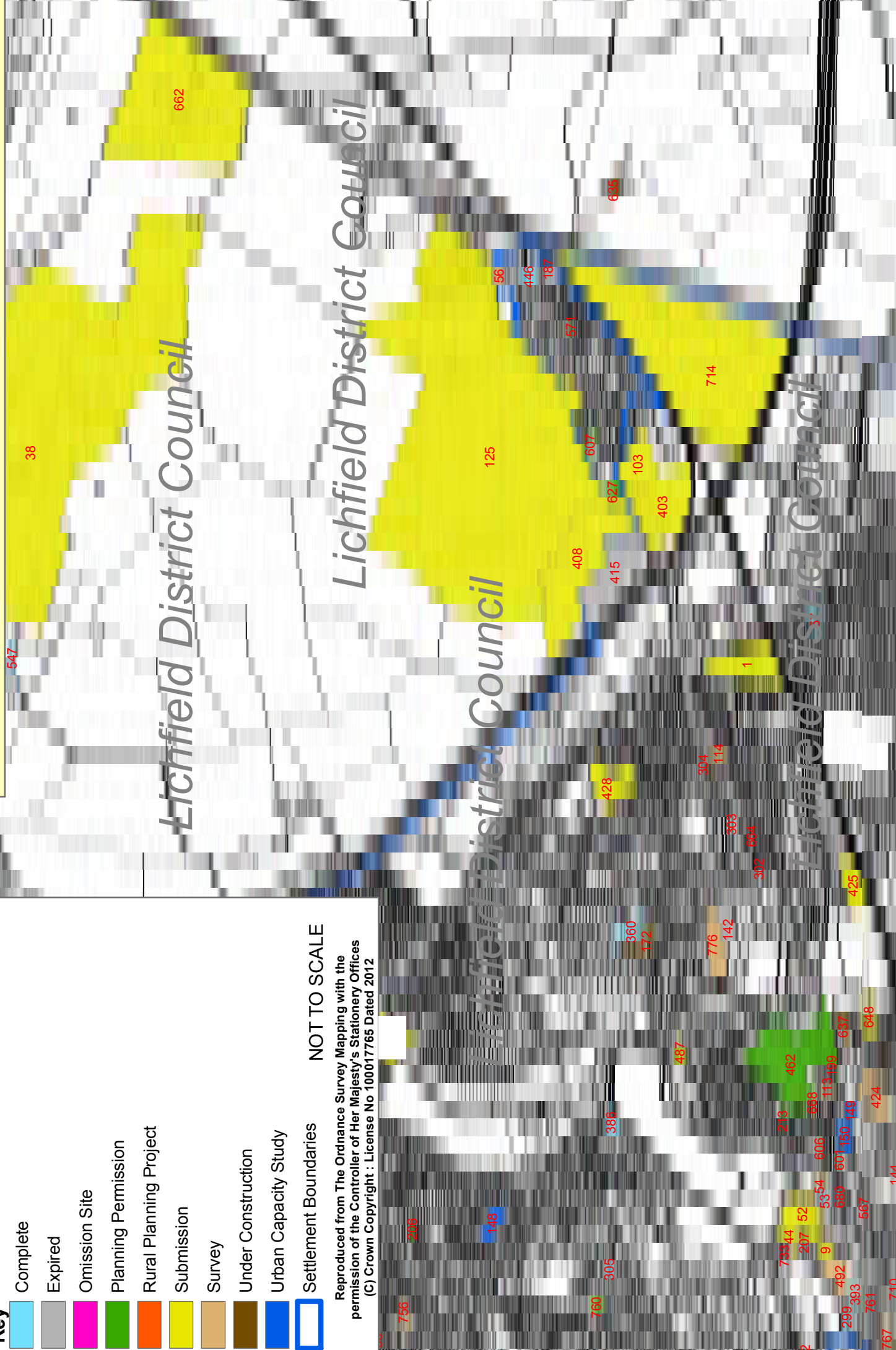
**Key**

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

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# SHLAA Assessment Sites by Deliverability

## Lichfield - East

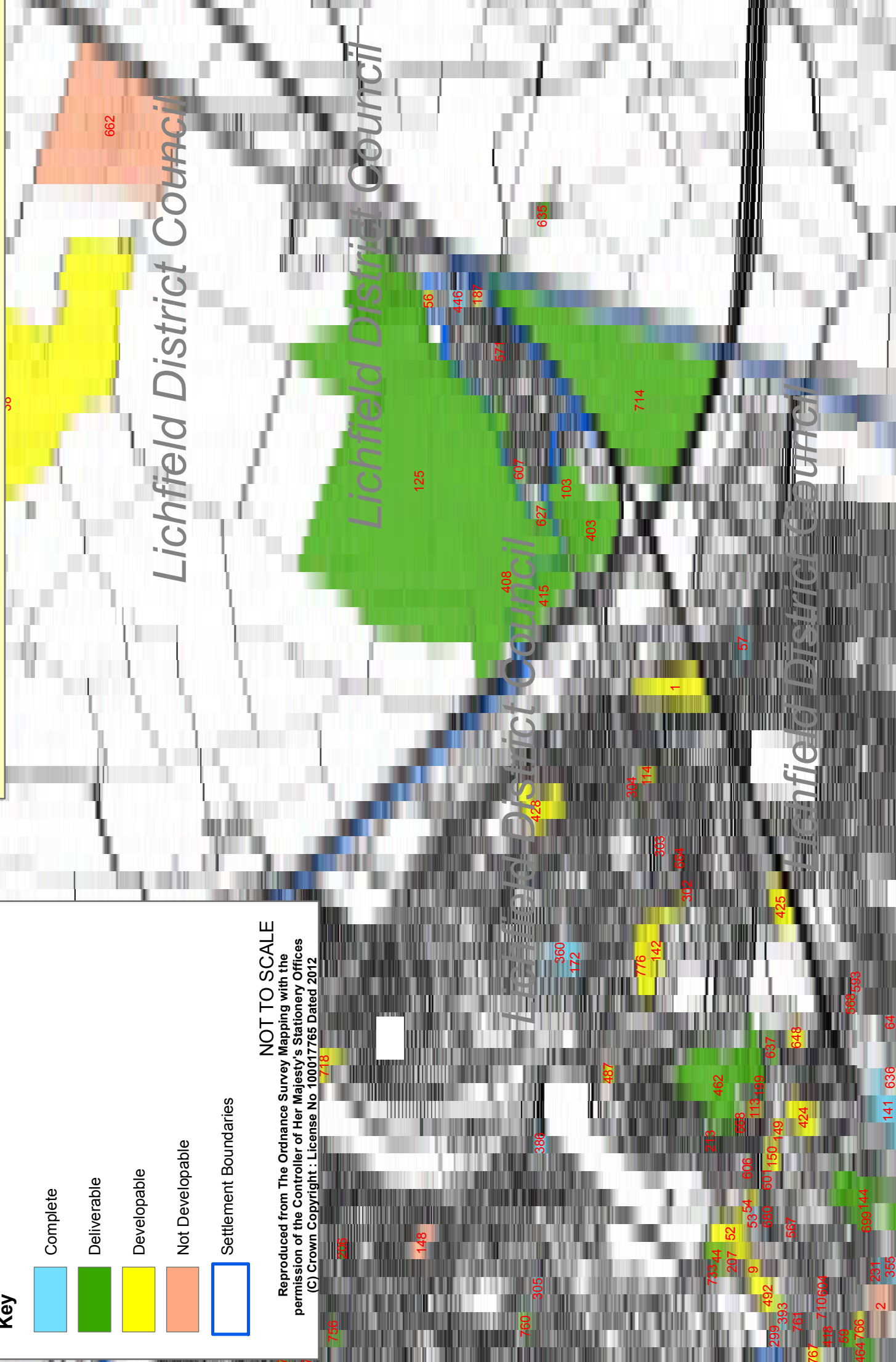
### Key

-  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.



# SHLAA Assessment Sites by Source Lichfield - South

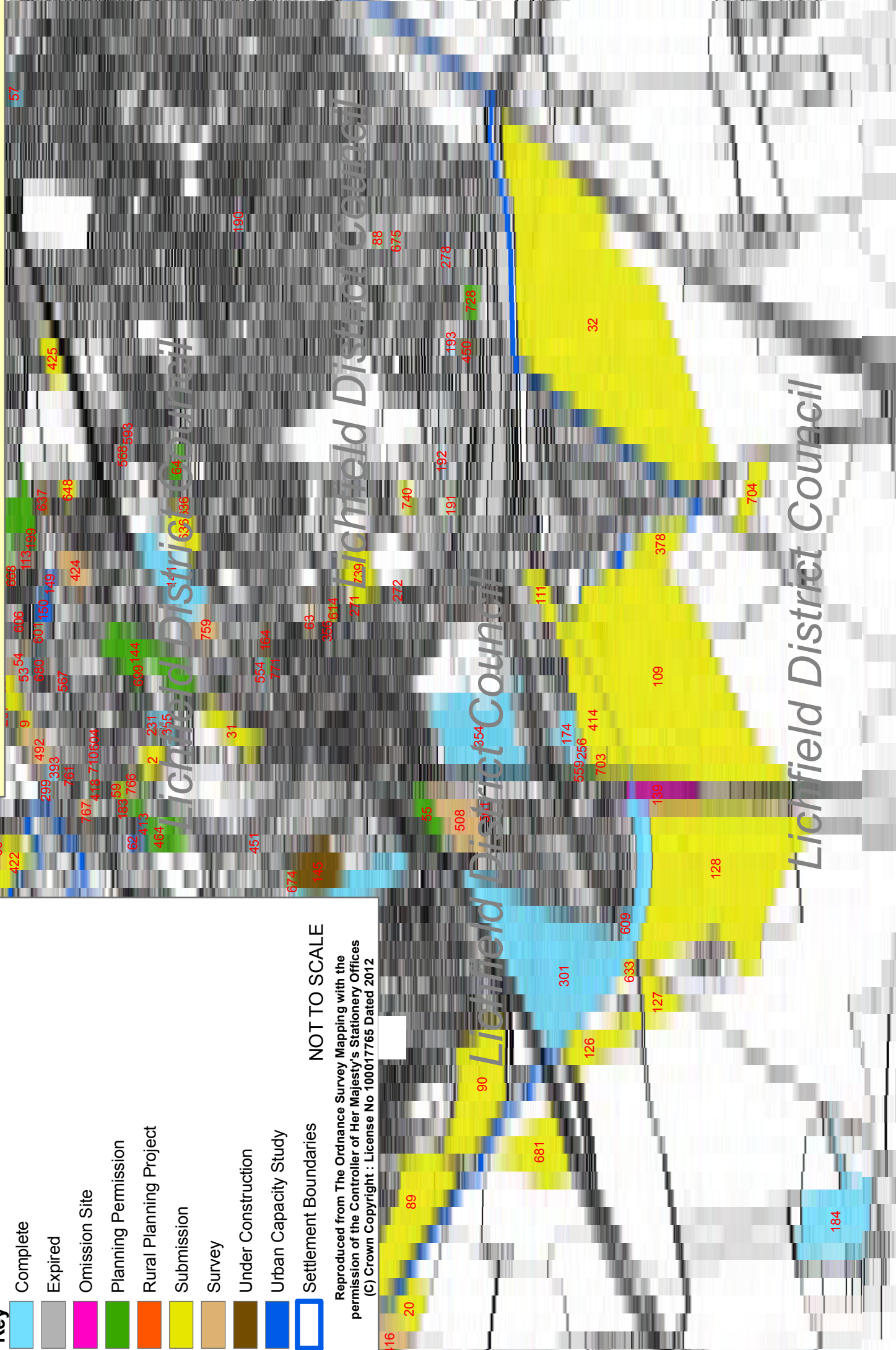
## Key

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

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# SHLAA Assessment Sites by Deliverability Lichfield - South

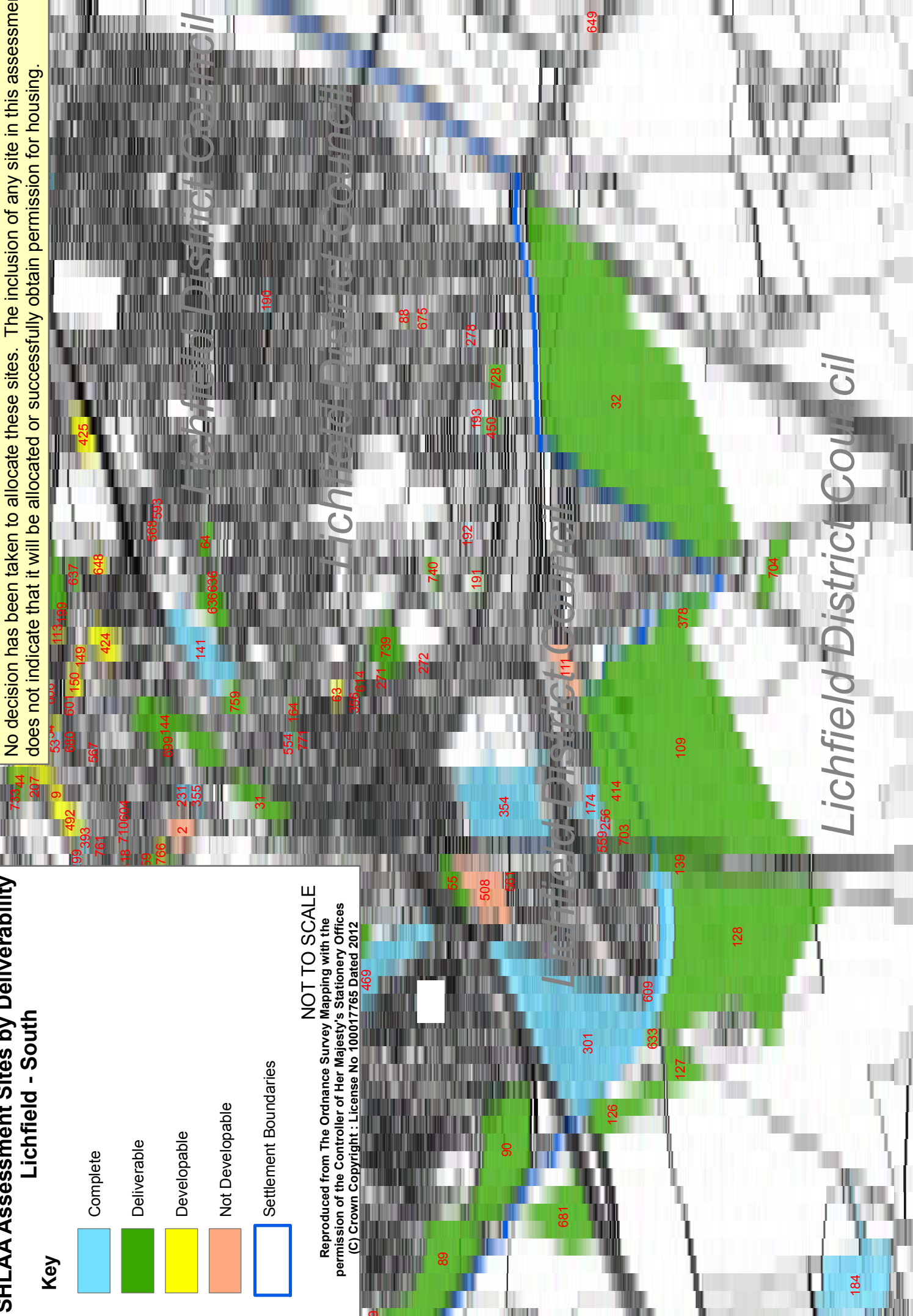
## Key

- 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.

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

### SHLAA Assessment Sites by Source Lichfield - West

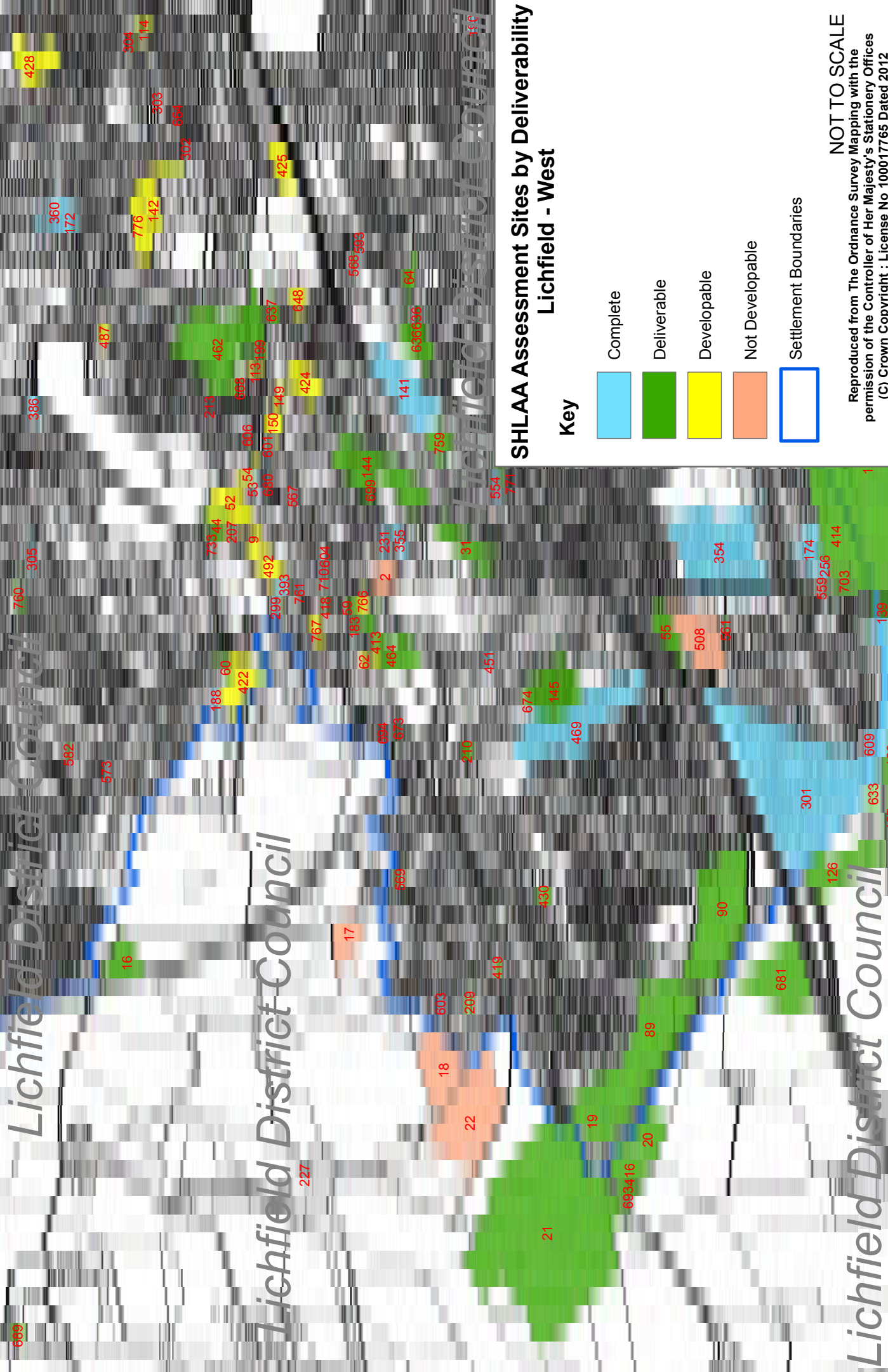
#### Key

- Complete
- Expired
- Omission Site
- Planning Permission
- Rural Planning Project
- Submission
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### SHLAA Assessment Sites by Deliverability Lichfield - West

#### Key

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

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## Lichfield

D	Location	Source	Planning Application No.	Yield	Deliverability
6	Burton Old Road, Laburnum House	Complete	07/00867/COU	1	Complete
4	Friary Avenue, 2	Complete	07/00937/FUL	1	Complete
3	Greenhough Road, land adj 10	Complete	08/01014/FUL	1	Complete
5	Upper St John Street, 76	Complete	08/01083/COU	1	Complete
8	Leomansley View, 21	Complete	09/00357/FUL	1	Complete
2	George Lane, 56	Complete	06/00627/FUL	2	Complete
2	Upper St John Street, 217	Complete	05/00044/FUL	2	Complete
6	Brownsfield Road, 2a	Complete	07/00171/OUT	4	Complete
6	Chesterfield Road	Complete	06/00764/FUL	230	Complete
4	City Wharf	Complete	06/00308/REM	132	Complete
8	Beacon Croft, Shaw Lane	Complete	07/00003/FUL	1	Complete
6	Boley Cottage Farm	Complete	03/01485/FUL	1	Complete
2	Borrowcop Lane, 39	Complete	06/00084/FUL	1	Complete
9	Church Street, 17	Complete	03/00111/COU	1	Complete
3	Netherstowe Lane, 131	Complete	02/01191/FUL	1	Complete
0	Tamworth Street, 30	Complete	05/00576/COU	1	Complete
8	Trent Valley Road, 23	Complete	03/00615/FUL	1	Complete
8	Valley Lane, 100	Complete	05/00222/FUL	1	Complete
8	Gaiafields Road, 5	Complete	06/00758/FUL	1	Complete
5	St John Street, St Johns House, 28	Complete	03/01404/COU	1	Complete
6	Oakley House Hotel	Complete	02/00091/COU	3	Complete
5	Sturgeons Hill, 8	Complete	08/00139/FUL	1	Complete
9	Borrowcop Lane, 69	Complete	07/00297/FUL	2	Complete
2	Wentworth Drive, 15	Complete	06/00993/FUL	2	Complete
4	Valley Lane, land adj 38	Complete	04/00014/FUL	2	Complete
6	Upper St John Street, 135-139	Complete	02/00485/FUL	2	Complete
8	Bird Street, 7	Complete	07/00351/FUL	2	Complete
2	Rocklands House (Gatehouse Nursery)	Complete	06/00824/OUT	3	Complete
5	Austin Cote Farm	Complete	07/00449/OUT	4	Complete

D	Location	Source	Planning Application No.	Yield	Deliverability
4	Shortbutts Lane, land adj 65-67	Complete	07/01128/FUL	4	Complete
2	Shortbutts Lane, land rear of 73	Complete	07/00228/FUL	4	Complete
6	Weston Road, 132-134	Complete	00/00952/FUL	4	Complete
3	Walsall Road Phase VI	Complete	06/00874/REM	112	Complete
5	Upper St John Street, 74	Complete	08/00695/FUL	5	Complete
2	Marlborough House, 26, St John Street	Complete	07/01157/FUL	9	Complete
2	Arts Centre, Bird Street	Complete	04/00805/FUL	12	Complete
3	Bird Street, 26-28	Complete	06/01107/FULM	19	Complete
8	Bison Concrete	Complete	03/01507/REM	175	Complete
7	Norwich Close, 28	Complete	10/01367/FUL	1	Deliverable
4	Cherry Orchard, land off	Under Construction	06/00931/FUL	9	Deliverable
3	Tamworth Street, 19a	Under Construction	08/01284/FUL	3	Deliverable
6	Wyrley Close, land corner of	Under Construction	08/00500/FUL	1	Deliverable
6	Trent Valley Road, 53	Under Construction	10/00151/FUL	1	Deliverable
4	Walsall Road, land rear Evenley	Under Construction	10/01113/FUL	1	Deliverable
2	Friary Road, 2	Under Construction	07/00587/COU	2	Deliverable
5	Fosseway, land at Fosseway Cottage	Under Construction	09/00172/FUL	2	Deliverable
2	Christ Church Lane, land at Easter Hill	Under Construction	07/00542/FUL	1	Deliverable
8	Victoria Hospital	Under Construction	02/00655/OUT	61	Deliverable
5	Ash Tree Lane, Hill Farm	Under Construction	09/01002/COU	1	Deliverable
3	St Michaels School	Under Construction	11/00643/FUL	7	Deliverable
6	Borrowcop Lane, 65	Under Construction	07/00924/FUL	2	Deliverable
3	Dam Street 30, Pool House	Under Construction	11/00377/FUL	3	Deliverable
5	Christ Church Lane, 27	Under Construction	08/00924/FUL	1	Deliverable
8	Quarry Hills Lane, land adj Garthfell House	Planning Permission Full	10/01070/FUL	1	Deliverable
3	Christ Church Lane, 95	Planning Permission Full	07/01226/FUL	1	Deliverable
5	Cherry Orchard, land adj 2	Planning Permission Full	08/00240/FUL	1	Deliverable
5	Dyott Close, land rear of 1	Planning Permission Full	08/01148/FUL	1	Deliverable
3	Netherbeacon, land rear 1	Planning Permission Full	08/00083/FUL	1	Deliverable
6	Tamworth Street, 38	Planning Permission Full	09/00574/FUL	1	Deliverable

D	Location	Source	Planning Application No.	Yield	Deliverability
3	Walsall Road, Abbey House	Planning Permission Full	10/00360/COU	1	Deliverable
5	Gorse Lane, land rear 2	Planning Permission Full	10/00455/OUT	1	Deliverable
3	Upper St John Street, 80a	Planning Permission Full	10/01101/COU	1	Deliverable
3	Frog Lane, Holme 20	Planning Permission Full	10/01397/COU	1	Deliverable
8	Dam Street, 18	Planning Permission Full	10/01580/COU	1	Deliverable
2	Curborough Road, 105	Planning Permission Full	06/00476/FUL	2	Deliverable
2	Walsall Road, Blair House	Planning Permission Full	06/00592/FUL	2	Deliverable
4	Bird Street, 6a	Planning Permission Full	09/00339/FUL	2	Deliverable
6	Lombard Street, 10	Planning Permission Full	09/00486/FUL	2	Deliverable
6	Tamworth Street, 7-9 Victoria Wine	Planning Permission Full	10/00727/FUL	2	Deliverable
3	Sandyway Farm, 251 Walsall Road	Planning Permission Full	10/00580/COU	3	Deliverable
7	Bird Street, 11	Planning Permission Full	10/00926/COU	3	Deliverable
8	Beaconsfield House, Sandford Street	Planning Permission Full	08/00164/FULM	13	Deliverable
2	Church Street, Tesco Store	Planning Permission Full	07/00369/FULM	22	Deliverable
4	Birmingham Road, Redevelopment Area	Planning Permission Full	06/00555/FULM	56	Deliverable
4	The Friary, The Friary Car Park	Planning Permission Full	08/00119/FULM	85	Deliverable
6	1 Beecroft Avenue	Planning Permission Full	11/01180/OUT	3	Deliverable
7	Upper St Johns Street, 78	Planning Permission Full	11/01127/COU	2	Deliverable
2	Quarry Hills Lane 4 and 5	Planning Permission Full	08/01305/FUL	3	Deliverable
3	Sandford Street, adj 31a	Planning Permission Full S106	10/00303/FULM	10	Deliverable
5	Birmingham Road, Malthouse	Planning Permission Full S106	08/00589/FULM	41	Deliverable
3	Burton Road, 25	Planning Permission Outline	09/00986/OUT	1	Deliverable
5	Shortbutts Lane, 75	Planning Permission Outline	08/01177/OUT	1	Deliverable
3	Burton Road, 45	Planning Permission Outline	11/00865/OUT	3	Deliverable
4	Friary Road, land adj 24	Planning Permission Outline	10/00336/OUT	1	Deliverable

Table B.159

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

Table B.160

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 24		Current Deliverability: Deliverable	

Table B.161

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
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>	<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>
	<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
	<p><b>Proposed Yield:</b> 22</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.162

ID: 21	Settlement: Lichfield	Location: Land at Hilltop Grange	Ward: Leomansley	
<p><b>Site Area (ha):</b> 13.93</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 13.93</p>	<p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> 40dph@60%. Recreation uses may be proposed on part of the site.</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>	<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
	<p><b>When is site likely to come forward?:</b></p>			
	0-5 years	6-10 years	11-15 years	
	150	184	-	
<p><b>Proposed Yield:</b> 334</p>			<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.163

ID: 31	Settlement: Lichfield	Location: Birmingham Road, land adj to St John's Hospice	Ward: Leomansley	
<p><b>Site Area (ha):</b> 0.93</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.93</p>	<p><b>Density Rate (dph):</b> 50</p>
<p><b>Yield Note:</b> 50dph@80%. Apartments are expected and yield reflect this and need for sensitive design. TPO may affect design and yield.</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>

ID: 31		Settlement: Lichfield		Location: Birmingham Road, land adj to St John's Hospice		Ward: Leomansley	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>Redevelopment would see loss of courts contrary to PPG17. Replacement facilities of similar or improved quality would need to be constructed first.</p> <p>Within Conservation Area. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p><b>Availability Notes:</b> Pre-app discussions have taken place and indicate relocation of courts could take place and building started within 5 years.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
				<p><b>Proposed Yield:</b> 37</p>		<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.164

ID: 32		Settlement: Lichfield		Location: Cricket Lane		Ward: St Johns	
<p><b>Site Area (ha):</b> 25.36</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Mixed</p>	<p><b>Size of Proposed Residential (ha):</b></p>		<p><b>Density Rate (dph):</b> 50</p>		
<p><b>Yield Note:</b> yeild of 30 dph @ 60% of site/</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local network requiring investment in mitigation measures.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p><b>Availability Notes:</b> No known constraints</p>		<p><b>Achievability Notes:</b> Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
		<p>0-5 years</p>	<p>6-10 years</p>	<p>11-15 years</p>			
		<p>150</p>	<p>306</p>	<p>-</p>			
				<p><b>Proposed Yield:</b> 456</p>		<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.165

ID: 44		Settlement: Lichfield		Location: Cross Keys, St Chads House		Ward: Stowe	
<p><b>Site Area (ha):</b> 0.23</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.23</p>		<p><b>Density Rate (dph):</b></p>		
<p><b>Yield Note:</b> yield proposed by owner/agent</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	



ID: 44	Settlement: Lichfield	Location: Cross Keys, St Chads House	Ward: Stowe
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Within Conservation Area. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b> Planning application 09/00830/COU approved for change of use to offices but has been promoted by the owner/agent for residential</p>	<p><b>Achievability Notes:</b> SFRA is likely to be required, but if conversion of existing building unlikely to impact.</p>
		<b>When is site likely to come forward?:</b> 11 - 15 years	
		<b>Proposed Yield:</b> 12	<b>Current Deliverability:</b> Deliverable

Table B.166

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

Table B.167

ID: 60	Settlement: Lichfield	Location: Beacon Street, Angel Croft Hotel	Ward: Leomansley
<b>Site Area (ha):</b> 0.17	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.17
<b>Yield Note:</b> Yield based on pre app schemes			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Listed Building and Conservation Area, likely that conversion is required.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p> <p>Water tunnel lies underneath car park.</p>		<p><b>Availability Notes:</b> Owner considering options.</p>	<p><b>Achievability Notes:</b> Sensitive conversion of LB required.</p>
		<b>When is site likely to come forward?:</b> -	
		<b>Proposed Yield:</b> 19	<b>Current Deliverability:</b> Deliverable

Table B.168

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):			
<b>Yield Note:</b> 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	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Although occupied by nursery, outline application to retain nursery and build in grounds.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 10		Current Deliverability: Deliverable	

Table B.169

ID: 89		Settlement: Lichfield		Location: Walsall Road, Recreation Zone		Ward: Leomansley	
Site Area (ha): 4.45	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 4.45	Density Rate (dph): 40			
<b>Yield Note:</b> landowner has suggested up to 100 units on sites 89 and 90							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 40		Current Deliverability: Deliverable	

Table B.170

ID: 90		Settlement: Lichfield		Location: Walsall Road, Hallam Park		Ward: Leomansley	
Site Area (ha): 3.78	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 3.78	Density Rate (dph): 40			
<b>Yield Note:</b> landowner has suggested up to 100 units on sites 89 and 90							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	

ID: 90	Settlement: Lichfield	Location: Walsall Road, Hallam Park	Ward: Leomansley
<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>			
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 60	<b>Current Deliverability:</b> Deliverable

Table B.171

ID: 103	Settlement: Lichfield	Location: Burton Road, land off	Ward: Whittington
<b>Site Area (ha):</b> 0.96	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.96
<b>Yield Note:</b> a dph of 40 @ 60%			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to mitigate highway impact may affect viability but unlikely to have significant impact.</p>
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 38	<b>Current Deliverability:</b> Deliverable

Table B.172

ID: 105	Settlement: Lichfield	Location: Cross In Hand Lane	Ward: Longdon
<b>Site Area (ha):</b> 1.64	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.64
<b>Yield Note:</b> 30dph@80% reflect existing character and grain of settlement.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> No known constraints</p>
		<b>When is site likely to come forward?:</b> 0 - 5 years	

ID: 105	Settlement: Lichfield	Location: Cross In Hand Lane	Ward: Longdon
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.		<b>Proposed Yield:</b> 39	<b>Current Deliverability:</b> Deliverable

Table B.173

ID: 109	Settlement: Lichfield	Location: Shortbutts Lane, south of	Ward: St Johns
<b>Site Area (ha):</b> 19.83	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yeild based on planning application submitted for site.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Part within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
		<b>Currently Achievable?</b> Yes	
		<b>Achievability Notes:</b> Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.	
		<b>When is site likely to come forward?:</b>	
		0-5 years	6-10 years
		150	300
		<b>Proposed Yield:</b> 450	
		<b>Current Deliverability:</b> Deliverable	

Table B.174

ID: 125	Settlement: Lichfield	Location: Burton Road, Streethay House Farm	Ward: Whittington
<b>Site Area (ha):</b> 38.46	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Density rate put forward by agent with scheme. Yield includes site 408.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
		<b>Currently Achievable?</b> Yes	
		<b>Achievability Notes:</b> Developer believes viability of scheme will not be affected by the need to mitigate highway impacts, further work may be required to demonstrate.	
		<b>When is site likely to come forward?:</b> 0 - 5 years	

ID: 125 Settlement: Lichfield		Location: Burton Road, Streethay House Farm		Ward: Whittington
SCC highlight negative impact on local network requiring investment in mitigation measures. Playground was former landfill site.  Loss of Grade 2 agricultural land may need justification. Site has potential for protected species.	0-5 years	6-10 years	11-15 years	
	225	525	-	
	<b>Proposed Yield: 750</b>			<b>Current Deliverability: Deliverable</b>

Table B.175

ID: 126		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns
<b>Site Area (ha):</b> 1.52	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>		
<b>Yield Note:</b> -						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			
			<b>Proposed Yield:</b> yield included within site 128		<b>Current Deliverability:</b> Deliverable	

Table B.176

ID: 127		Settlement: Lichfield		Location: Dean Slade Lane, land at		Ward: St Johns
<b>Site Area (ha):</b> 0.94	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>		
<b>Yield Note:</b> -						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			

<b>ID: 127</b>	<b>Settlement: Lichfield</b>	<b>Location: Dean Slade Lane, land at</b>	<b>Ward: St Johns</b>
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 these projects may be required.		<b>Proposed Yield:</b> yield included within site 128	<b>Current Deliverability:</b> Deliverable

Table B.177

<b>ID: 128</b>	<b>Settlement: Lichfield</b>	<b>Location: Dean Slade Lane, land at</b>	<b>Ward: St Johns</b>
<b>Site Area (ha):</b> 13.6	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> -			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.		<b>When is site likely to come forward?:</b> 0 - 10 years	
0-5 years		6-10 years	
150		320	
<b>Proposed Yield:</b> 366		<b>Current Deliverability:</b> Deliverable	

Table B.178

<b>ID: 139</b>	<b>Settlement: Lichfield</b>	<b>Location: Birmingham Road</b>	<b>Ward: St Johns</b>
<b>Site Area (ha):</b> 0.8	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> likely to come forward as part of wider development, under site 109			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> No known constraints		<b>When is site likely to come forward?:</b> 0 - 5 years	

<b>ID: 139</b>	<b>Settlement: Lichfield</b>	<b>Location: Birmingham Road</b>	<b>Ward: St Johns</b>
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to this project may be required.		<b>Proposed Yield:</b> yield included on site 109	<b>Current Deliverability:</b> Deliverable

**Table B.179**

<b>ID: 361</b>	<b>Settlement: Lichfield</b>	<b>Location: Netherstowe House</b>	<b>Ward: Srowe</b>
<b>Site Area (ha):</b> 0.59	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.59
<b>Yield Note:</b> yield based on proposal for apartments			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 10	<b>Current Deliverability:</b> Deliverable

**Table B.180**

<b>ID: 378</b>	<b>Settlement: Lichfield</b>	<b>Location: London Road (22)/Knowle Lane</b>	<b>Ward: St Johns</b>
<b>Site Area (ha):</b> 1.07	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.07
<b>Yield Note:</b> 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.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is part within the sustainable settlement of Lichfield but is not in close proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.  Part within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Access off Knowle Lane as proposed is unlikely to be acceptable without significant upgrade.  Loss of Grade 2 agricultural land may need justification.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> 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.
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 58	<b>Current Deliverability:</b> Deliverable

**Table B.181**

<b>ID: 381</b>	<b>Settlement: Lichfield</b>	<b>Location: Stafford Road (abutting)</b>		<b>Ward: Longdon</b>
<b>Site Area (ha):</b> 0.12	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.12	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> A dph of 30dph @ 60% has been used to reflect surrounding character of and grain of adjacent settlement.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> 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.		<b>When is site likely to come forward?:</b> 0 - 5 years		
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.		<b>Proposed Yield:</b> 4	<b>Current Deliverability:</b> Deliverable	

Table B.182

<b>ID: 403</b>	<b>Settlement: Lichfield</b>	<b>Location: Trent Valley Road, former HSBC hire</b>		<b>Ward: Whittington</b>
<b>Site Area (ha):</b> 2.4	<b>Source:</b> Submission	<b>Proposal:</b> Residential/Mixed/Parking	<b>Size of Proposed Residential (ha):</b> 2.4	<b>Density Rate (dph):</b> 50
<b>Yield Note:</b> 50dph @ 60% used due to proximity to public transport corridors. However, recognise lower yield may occur if mix of uses is proposed.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to mitigate highways would impact on development but given location, a higher yield may be achievable.
Does not wholly comply with current development plan policies in the 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.		<b>When is site likely to come forward?:</b> 0 - 5 years		
SCC highlight negative impact on local road network. Former employment. Site has potential for protected species.		<b>Proposed Yield:</b> 72	<b>Current Deliverability:</b> Deliverable	

Table B.183

<b>ID: 408</b>	<b>Settlement: Lichfield</b>	<b>Location: Trent Valley Road, East of Train depot</b>		<b>Ward: Whittington</b>
<b>Site Area (ha):</b> 4.13	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>



ID: 408	Settlement: Lichfield	Location: Trent Valley Road, East of Train depot	Ward: Whittington
<b>Yield Note:</b> yield for this site included in site 125, likely to only come forward as part of other sites, particularly in terms of providing access.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed 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><b>Availability Notes:</b> No known constraints. Site could also come forward with site 42.</p>	<p><b>Achievability Notes:</b> 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>
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> yield included in site 125	<b>Current Deliverability:</b> Deliverable

Table B.184

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

Table B.185

ID: 415	Settlement: Lichfield	Location: Trent Valley Buffer Depot	Ward: Whittington
<b>Site Area (ha):</b> 1.9	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> planning application 00/00778/OUT for 75 dwellings (now expired)			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

ID: 415 Settlement: Lichfield		Location: Trent Valley Buffer Depot		Ward: Whittington
<b>Suitability Notes:</b> Planning permission has been granted previously for the re-use of the brownfield site.		<b>Availability Notes:</b> Owner has advised site will come forward in the next 5 years.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b>		
		0-5 years	6-10 years	0-10 years
		25	50	0
		<b>Proposed Yield: 75</b>		<b>Current Deliverability:</b> Deliverable

Table B.186

ID: 416		Settlement: Lichfield		Location: Sandyway Farm		Ward: Leomansley
<b>Site Area (ha):</b> 0.87	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.87	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> as put forward by the developer						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.  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.			<b>Availability Notes:</b> Known interest and desire to develop.		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			
			<b>Proposed Yield:</b> 37		<b>Current Deliverability:</b> Deliverable	

Table B.187

ID: 434		Settlement: Lichfield		Location: Grange Lane, land west of		Ward: Chadsmead
<b>Site Area (ha):</b> 0.64	<b>Source:</b> Submission	<b>Proposal:</b> Affordable housing / mixed	<b>Size of Proposed Residential (ha):</b> 0.64	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> 40dph @ 80% a lower yield than adjacent site used as no firm proposal for this site - could include open space provision.						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			

ID: 434	Settlement: Lichfield	Location: Grange Lane, land west of	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.		<b>Proposed Yield:</b> 20	<b>Current Deliverability:</b> Deliverable

Table B.188

ID: 435	Settlement: Lichfield	Location: Eastern Avenue	Ward: Chadsmead
<b>Site Area (ha):</b> 0.44	<b>Source:</b> Submission	<b>Proposal:</b> Affordable housing	<b>Size of Proposed Residential (ha):</b> 0.44
<b>Yield Note:</b> yield proposed by agent at approx 93dph. Accommodation in the form of apartments			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 0 - 5 years			
		<b>Proposed Yield:</b> 41	<b>Current Deliverability:</b> Deliverable

Table B.189

ID: 567	Settlement: Lichfield	Location: Bore Street, The Bengal	Ward: Stowe
<b>Site Area (ha):</b> 0.01	<b>Source:</b> Expired	<b>Proposal:</b> Affordable housing	<b>Size of Proposed Residential (ha):</b> 0.01
<b>Yield Note:</b> Yield based on expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 0 - 5 years			
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Deliverable

Table B.190

ID: 594		Settlement: Lichfield		Location: Tamworth Street, 1,2,5		Ward: Stowe	
Site Area (ha): 0.01	Source: Expired	Proposal: Affordable housing	Size of Proposed Residential (ha): 0.01	Density Rate (dph): -			
<b>Yield Note:</b> Yield based on expired planning permission.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 3		<b>Current Deliverability:</b> Deliverable	

Table B.191

ID: 614		Settlement: Lichfield		Location: Upper St. John Street, 143/145		Ward: St Johns	
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): -			
<b>Yield Note:</b> proposed yield of 4 as per refused planning application 09/00772/FUL.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Previous planning application 09/00772/FUL		<b>Achievability Notes:</b> Potential access issue to be resolved	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 4		<b>Current Deliverability:</b> Deliverable	

Table B.192

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	Density Rate (dph): 40			
<b>Yield Note:</b> indicative yield of 5 using 80% at 40 dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
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.							

<b>ID: 633</b>	<b>Settlement: Lichfield</b>	<b>Location: Land South of Fosseyway</b>	<b>Ward: St Johns</b>
Loss of Grade 2 agricultural land may need justification. Site falls within BEA and contributions to these projects may be required.		<b>Proposed Yield: 5</b>	<b>Current Deliverability: Deliverable</b>

**Table B.193**

<b>ID: 636</b>	<b>Settlement: Lichfield</b>	<b>Location: Cherry Orchard, Lichfield Day Services</b>	<b>Ward: St Johns</b>
<b>Site Area (ha): 0.74</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph): 40dph</b>			
<b>Yield Note:</b> yield based on 80% at 40dph			
<b>Currently Suitable? Yes</b>		<b>Currently Available?</b> Indication from the landowner that the site could come forward soon.	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Long term vision to redevelop.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 24</b>	<b>Current Deliverability: Deliverable</b>

**Table B.194**

<b>ID: 646</b>	<b>Settlement: Lichfield</b>	<b>Location: Grange Lane, land at Grange Lea</b>	<b>Ward: Chadsmead</b>
<b>Site Area (ha): 2.02</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.02</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> yield based on indicative 30dph at 80%			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.  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 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 0 - 5 years</b>	
		<b>Proposed Yield: 48</b>	<b>Current Deliverability: Deliverable</b>

**Table B.195**

<b>ID: 668</b>	<b>Settlement: Lichfield</b>	<b>Location: George Lane, 18</b>		<b>Ward: Stowe</b>
<b>Site Area (ha): 0.02</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.02</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b>				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 0 - 5 years		
		<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Deliverable

Table B.196

<b>ID: 681</b>	<b>Settlement: Lichfield</b>	<b>Location: Land South and East of Sandyway Farm, Lichfield</b>		<b>Ward: Leomansley</b>
<b>Site Area (ha): 2.23</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 2.23</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> based on 80% at 30dph				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> 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>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints. Need further information in terms of access.
		<b>When is site likely to come forward?:</b> 0 - 5 years		
		<b>Proposed Yield:</b> 53		<b>Current Deliverability:</b> Deliverable

Table B.197

<b>ID: 703</b>	<b>Settlement: Lichfield</b>	<b>Location: Shortbutts Lane, land south 75</b>		<b>Ward: St. Johns</b>
<b>Site Area (ha): 0.28</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.28</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> based on indicative layout				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>

ID: 703	Settlement: Lichfield	Location: Shortbutts Lane, land south 75	Ward: St. Johns
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
	<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
	<p><b>Proposed Yield:</b> 4</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.198

ID: 704	Settlement: Lichfield	Location: Knowle Lane, Roman Way	Ward: St. Johns	
<p><b>Site Area (ha):</b> 0.82</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.82</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> based on 80% at 30dph</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
		<p><b>Proposed Yield:</b> 24</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.199

ID: 714	Settlement: Lichfield	Location: Land at Burton Old Road, Streethay	Ward: Whittington	
<p><b>Site Area (ha):</b> 12</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 12</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> based on 60% at 30dph</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints. May need further information in terms of access.</p>

ID: 714 Settlement: Lichfield		Location: Land at Burton Old Road, Streethay		Ward: Whittington
Does not 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.  Planning permission currently exists for employment, and loss of employment land may need justification.		<b>When is site likely to come forward?:</b> 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		75	141	-
		<b>Proposed Yield:</b> 216		<b>Current Deliverability:</b> Deliverable

Table B.200

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

Table B.201

ID: 740		Settlement: Lichfield		Location: King Edward VI School, garden/allotment		Ward: St Johns
<b>Site Area (ha):</b> 0.2	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -	<b>Density Rate (dph):</b> 50		
<b>Yield Note:</b> 50dph						
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Pre-app discussions have indicated that site could become available within 5 years.		<b>Achievability Notes:</b> No known constraints		
		<b>Proposed Yield:</b> 3		<b>Current Deliverability:</b> Deliverable		

Table B.202



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

**Table B.203**

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

**Table B.204**

<b>ID: 757</b>	<b>Settlement: Lichfield</b>	<b>Location: Dimbles Lane Garage Court</b>		<b>Ward: Chadsmead</b>
<b>Site Area (ha): 0.07</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.07</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yeild proposed by Housing Association who submitted site				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.			<b>Availability Notes:</b> Agent indicates that site could become available within 5 years.	<b>Achievability Notes:</b> No known constraints
			<b>When is site likely to come forward?:</b> 0 - 5 years	

<b>ID: 757</b>	<b>Settlement: Lichfield</b>	<b>Location: Dimbles Lane Garage Court</b>		<b>Ward: Chadsmead</b>
			<b>Proposed Yield: 3</b>	<b>Current Deliverability: Deliverable</b>

Table B.205

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

Table B.206

<b>ID: 759</b>	<b>Settlement: Lichfield</b>	<b>Location: City Wharf (Remaining)</b>		<b>Ward: Curborough</b>
<b>Site Area (ha): 0.4</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.4</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yeild based on density achieved by existing residential element of scheme				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within a sustainable settlement. Currently has permission for office provision as part of the wider City Wharf scheme. Scheme includes large residential element as such the site should be considered suitable of residential. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Pre-app discussions on use for site indicate that residential could be achieved. Site is currently		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 0 - 5 years</b>		
		<b>Proposed Yield: 29</b>		<b>Current Deliverability: Deliverable</b>

Table B.207

<b>ID: 1</b>	<b>Settlement: Lichfield</b>	<b>Location: Trent Valley Road, Lichfield Highway Depot &amp; HWRL</b>		<b>Ward: Boley Park</b>
<b>Site Area (ha): 1.37</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.37</b>	<b>Density Rate (dph): 50</b>
<b>Yield Note:</b> Adjacent redevelopment site achieved 79 units @ 50 dph. High density likely due to proximity to public transport. 50dph@80%				

ID: 1	Settlement: Lichfield	Location: Trent Valley Road, Lichfield Highway Depot & HWRL	Ward: Boley Park
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p><b>Suitability Notes:</b> 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>Site may have potential for protected species. SSSI located within 1km and the impact on it may need further investigation.</p> <p>Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development.</p>		<p><b>Availability Notes:</b> The landowner has indicated that the existing use needs to be relocated and an alternative site is yet to be identified. The landowner does not expect that the site will be available within the next 5 years.</p>	<p><b>Achievability Notes:</b> Investment in remediation may be required but due to location, a high density could be achieved to increase viability.</p>
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 55	Current Deliverability: Developable

Table B.208

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	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Office use may be more appropriate.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<p><b>Availability Notes:</b> Landowner advises likely to become available after 5 years.</p>	<p><b>Achievability Notes:</b> Scope to convert to housing.</p>	
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 6	Current Deliverability: Developable	

Table B.209

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	

ID: 9		Settlement: Lichfield		Location: Minster Hall Youth Centre		Ward: Stowe	
<b>Suitability Notes:</b> 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/				<b>Availability Notes:</b> Site put forward by landowner although existing offices in building will need relocating, so unknown exactly when it could come forward.		<b>Achievability Notes:</b> 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.	
				<b>When is site likely to come forward?:</b> 6 - 10 years			
				<b>Proposed Yield:</b> 15		<b>Current Deliverability:</b> Developable	

Table B.210

ID: 39		Settlement: Lichfield		Location: Eastern Avenue, Integra Works		Ward: Stowe	
<b>Site Area (ha):</b> 2.22	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.22	<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> A dph rate of 40@ 60%.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability.  Employment allocation. Does not wholly comply with current development plan policies 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.  A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species.				<b>Availability Notes:</b> Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.  <b>When is site likely to come forward?:</b> -		<b>Achievability Notes:</b> No known constraints.	
				<b>Proposed Yield:</b> 53		<b>Current Deliverability:</b> Developable	

Table B.211

ID: 52		Settlement: Lichfield		Location: Quonians Lane, The Works		Ward: Stowe	
<b>Site Area (ha):</b> 0.81	<b>Source:</b> Submission	<b>Proposal:</b> Mix	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> Agent proposes 61 but it is felt that a lower number is more realistic due to design constraints.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Existing uses would need to be relocated first. Availability subject to instruction of the owner.		<b>Achievability Notes:</b> Level 2 SFRA may be required but affects only a small part of the site so is unlikely to affect viability.	

ID: 52	Settlement: Lichfield	Location: Quonians Lane, The Works	Ward: Stowe
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.		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 47	Current Deliverability: Developable

Table B.212

ID: 54	Settlement: Lichfield	Location: Tamworth Street, Kwik Save	Ward: Stowe
Site Area (ha): 0.16	Source: Survey	Proposal: Mixed	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield proposed by agent on upper floors			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
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.213

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
Density Rate (dph): 30			
Yield Note: 30dph to reflect existing character and grain of nearby settlement.			
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.214

ID: 58	Settlement: Lichfield	Location: Stafford Road, Garage 5	Ward: Leomansley
Site Area (ha): 0.08	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.08
Density Rate (dph): 50			
Yield Note: 40dph to reflect existing character and grain of nearby settlement.			

ID: 58	Settlement: Lichfield	Location: Stafford Road, Garage 5	Ward: Leomansley
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site has potential for protected species.		<b>Availability Notes:</b> Has come forward as an alternative use at present.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 4	<b>Current Deliverability:</b> Developable

Table B.215

ID: 61	Settlement: Lichfield	Location: Grange Lane, The Windmill (PH)	Ward: Leomansley
<b>Site Area (ha):</b> 0.31	<b>Source:</b> Survey	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 0.31
<b>Yield Note:</b> 40dph to reflect existing character and grain of nearby settlement.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No indication if site will come forward.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 12	<b>Current Deliverability:</b> Developable

Table B.216

ID: 62	Settlement: Lichfield	Location: Queen Street, Depot	Ward: Leomansley
<b>Site Area (ha):</b> 0.07	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.07
<b>Yield Note:</b> High yield proposed to reflect dph of opposite side of street and need to attain higher yield to make viable.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Currently in use, no indication if site will come forward.	<b>Achievability Notes:</b> Some remediation work may be required but not thought to be extensive.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 7	<b>Current Deliverability:</b> Developable

Table B.217

<b>ID: 63</b>	<b>Settlement: Lichfield</b>	<b>Location: Upper St John Street, The Greyhound (PH)</b>		<b>Ward: St Johns</b>
<b>Site Area (ha): 0.15</b>	<b>Source: Survey</b>	<b>Proposal: Mixed</b>	<b>Size of Proposed Residential (ha): 0.15</b>	<b>Density Rate (dph): 40</b>
<b>Yield Note:</b> Withdrawn application for 12, likely to be achievable with appropriate design.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Currently occupied as pub and no indication when site may come forward.		<b>Achievability Notes:</b> Substantial earthworks are required to allow development at rear but not considered to affect viability of scheme.
		<b>When is site likely to come forward?: 6 - 10 years</b>		
		<b>Proposed Yield: 12</b>		<b>Current Deliverability: Developable</b>

**Table B.218**

<b>ID: 112</b>	<b>Settlement: Lichfield</b>	<b>Location: Purcell Avenue, Working Mens Club</b>	<b>Ward: Curborough</b>	
<b>Site Area (ha): 0.39</b>	<b>Source: Submission</b>	<b>Proposal: Mix</b>	<b>Size of Proposed Residential (ha): 0.2</b>	<b>Density Rate (dph): 40</b>
<b>Yield Note:</b> 40dph used to reflect nature and character of settlement on area outside floodzone.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Existing uses would need to be relocated first.		<b>Achievability Notes:</b> Measure to mitigate flooding may impact on development.
		<b>When is site likely to come forward?: 6 - 10 years</b>		
		<b>Proposed Yield: 8</b>		<b>Current Deliverability: Developable</b>

**Table B.219**

<b>ID: 113</b>	<b>Settlement: Lichfield</b>	<b>Location: Duke of York PH</b>	<b>Ward: Stowe</b>	
<b>Site Area (ha): 0.1</b>	<b>Source: Survey</b>	<b>Proposal:</b>	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Building is listed and this may affect yield. Assumed conversion of PH (4) and building to rear (6).				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is unoccupied but marketed for sale as PH. No indication of owners looking to redevelop.		<b>Achievability Notes:</b> Listed building may affect achievability.

ID: 113	Settlement: Lichfield	Location: Duke of York PH	Ward: Stowe
			When is site likely to come forward?: 6 - 10 years
		Proposed Yield: 10	Current Deliverability: Developable

Table B.220

ID: 114	Settlement: Lichfield	Location: Trent Valley Road, Loughton Care Home	Ward: Stowe
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13
Density Rate (dph):			
Yield Note: Conversion of flats is more likely, assumed 10.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		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.221

ID: 142	Settlement: Lichfield	Location: St Michaels Hospital	Ward: Stowe
Site Area (ha): 0.75	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.75
Density Rate (dph):			
Yield Note: Yield based on previous planning application which has now expired.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted.		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.222

ID: 149	Settlement: Lichfield	Location: Land adjacent to Redcourt House	Ward: Stowe
Site Area (ha): 0.11	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.11
Density Rate (dph): 50			
Yield Note: High yield used to reflect city centre location, nature of site, likely to accommodate apartments.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes



ID: 149	Settlement: Lichfield	Location: Land adjacent to Redcourt House	Ward: Stowe
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.		<b>Availability Notes:</b> No known interest.	<b>Achievability Notes:</b> No known constraints.
Conservation area which may impact on design.		<b>When is site likely to come forward?:</b> 6 - 10 years	
An SSSI is within 1km and the impact on it may need further investigation.		<b>Proposed Yield:</b> 6	<b>Current Deliverability:</b> Developable

Table B.223

ID: 150	Settlement: Lichfield	Location: Tamworth Street, Redcourt Car Park	Ward: Stowe	
<b>Site Area (ha):</b> 0.26	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.26	<b>Density Rate (dph):</b> 50
<b>Yield Note:</b> 50dph used to reflect city centre mixed use scheme retaining car parking.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No proposal to bring forward at present although long term aspiration to improve car parking provision as part of mixed use scheme.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 13	<b>Current Deliverability:</b> Developable	

Table B.224

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

Table B.225

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): 0.03	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.226

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

Table B.227

ID: 271		Settlement: Lichfield		Location: Upper St John Street, 169		Ward: St Johns	
Site Area (ha): 0.01	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.09	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.228

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

Table B.229

ID: 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
<b>Yield Note:</b> 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
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Floodzone 2 (part) 3a (part) therefore SFRA may be required.  Within Conservation Area and Listed Building so careful design required. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> No indication that the site will come forward in the short term but interest has been shown in the longer term.		<b>Achievability Notes:</b> No known constraints.
		When is site likely to come forward?: 11 - 15 years		
		Proposed Yield: 10	Current Deliverability: Developable	

Table B.230

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
<b>Yield Note:</b> 50dph @ 80%				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Currently occupied by different businesses, may take time to relocate.		<b>Achievability Notes:</b> No known constraints.
		When is site likely to come forward?: 11 - 15 years		

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

Table B.231

<b>ID: 425</b>	<b>Settlement: Lichfield</b>	<b>Location: Burton Old Road, Hawthorn House</b>	<b>Ward: Boley Park</b>
<b>Site Area (ha): 0.6</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.6</b>
<b>Yield Note:</b> 40dph @ 80% used to reflect surrounding area.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No indication that site will come forward in short term, SCC to confirm.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 11 - 15 years</b>	
		<b>Proposed Yield: 19</b>	<b>Current Deliverability: Developable</b>

Table B.232

<b>ID: 428</b>	<b>Settlement: Lichfield</b>	<b>Location: Scotch Orchard, Scotch Orchard School</b>	<b>Ward: Stowe</b>	
<b>Site Area (ha): 0.97</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.97</b>	
<b>Yield Note:</b> 40dph @ 80% used to reflect surrounding area.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> No indication that site will come forward in short term, SCC to confirm.	<b>Achievability Notes:</b> No known constraints.	
		<b>When is site likely to come forward?: 11 - 15 years</b>		
		0-5 years	6-10 years	11-15 years
		-	6	25
		<b>Proposed Yield: 31</b>	<b>Current Deliverability: Developable</b>	

Table B.233

<b>ID: 487</b>	<b>Settlement: Lichfield</b>	<b>Location: Stowe Street, land east</b>	<b>Ward: Stowe</b>
<b>Site Area (ha): 0.13</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.13</b>
<b>Density Rate (dph): 40</b>			

<b>ID: 487</b>	<b>Settlement: Lichfield</b>	<b>Location: Stowe Street, land east</b>	<b>Ward: Stowe</b>
<b>Yield Note:</b> Large tree on frontage may constrain layout. 40dph@100%			
<b>Currently Suitable?</b> Yes	<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.	<b>Availability Notes:</b> No indication that site will come forward in short term, SCC to confirm.		<b>Achievability Notes:</b> No known constraints.
	<b>When is site likely to come forward?:</b> 11 - 15 years		
	<b>Proposed Yield:</b> 5	<b>Current Deliverability:</b> Developable	

Table B.234

<b>ID: 492</b>	<b>Settlement: Lichfield</b>	<b>Location: Bird Street Car Park</b>	<b>Ward: Stowe</b>
<b>Site Area (ha):</b> 0.54	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> yield based on a mix of uses			
<b>Currently Suitable?</b> Yes	<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.	<b>Availability Notes:</b> Long term vision to redevelop.		<b>Achievability Notes:</b> Viability work shown development achievable.
	<b>When is site likely to come forward?:</b> 6 - 10 years		
	<b>Proposed Yield:</b> 25	<b>Current Deliverability:</b> Developable	

Table B.235

<b>ID: 648</b>	<b>Settlement: Lichfield</b>	<b>Location: St. Michaels School detached playing fields</b>	<b>Ward: Chadsmead</b>
<b>Site Area (ha):</b> 0.23	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.23
<b>Yield Note:</b> yield based on indicative 40dph at 100%			
<b>Currently Suitable?</b> No	<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.	<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
	<b>When is site likely to come forward?:</b> 6 - 10 years		
	<b>Proposed Yield:</b> 9	<b>Current Deliverability:</b> Developable	

Table B.236

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			
<b>Yield Note:</b> based on 80% at 30dph							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 11		Current Deliverability: Developable	

Table B.237

ID: 766		Settlement: Lichfield		Location: Swan Road Car Park		Ward: Leomansley	
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.13	Density Rate (dph): 50			
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> No known interest.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 7		Current Deliverability: Developable	

Table B.238

ID: 767		Settlement: Lichfield		Location: Sandford Steet Car Park		Ward: Leomansley	
Site Area (ha): 0.18	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.18	Density Rate (dph): 50			
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area which may impact on design.				<b>Availability Notes:</b> No known interest.		<b>Achievability Notes:</b> No known constraints.	
				When is site likely to come forward?: 6 - 10 years			

ID: 767	Settlement: Lichfield	Location: Sandford Steet Car Park	Ward: Leomansley
An SSSI is within 1km and the impact on it may need further investigation.		<b>Proposed Yield:</b> 7	<b>Current Deliverability:</b> Developable

Table B.239

ID: 776	Settlement: Lichfield	Location: Sandford Steet Car Park	Ward: Stowe	
<b>Site Area (ha):</b> 0.7	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.7	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> Yield reflects character of surrounding area.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.		<b>Availability Notes:</b> No known interest.		<b>Achievability Notes:</b> No known constraints.
Conservation area which may impact on design.		<b>When is site likely to come forward?:</b> 6 - 10 years		
An SSSI is within 1km and the impact on it may need further investigation.		<b>Proposed Yield:</b> 22		<b>Current Deliverability:</b> Developable

Table B.240

ID: 2	Settlement: Lichfield	Location: Friary Buildings and Site	Ward: Leomansley	
<b>Site Area (ha):</b> 0.49	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.35	<b>Density Rate (dph):</b> 50
<b>Yield Note:</b> 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.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site put forward by landowner. The site is currently occupied by Library.		<b>Achievability Notes:</b> 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.
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 18		<b>Current Deliverability:</b> Not Developable

Table B.241

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			
<b>Yield Note:</b> 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	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Access to site is constrained and would need improving.  Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. The site is within an SBI and unlikely to be suitable for development.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Access to site needs improving, unknown how this would affect viability.	
				<b>When is site likely to come forward?:</b> -			
				<b>Proposed Yield:</b> 17		<b>Current Deliverability:</b> Not Developable	

Table B.242

ID: 18		Settlement: Lichfield		Location: Land north of Leomansley View		Ward: Leomansley	
Site Area (ha): 1.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.66	Density Rate (dph): 30			
<b>Yield Note:</b> A dph rate of 30@ 80% has been used to reflect surrounding character and grain of adjacent settlement. TPO may affect design and yield.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  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.  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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Access to site needs improving, unknown how this would affect viability.	
				<b>When is site likely to come forward?:</b> -			
				<b>Proposed Yield:</b> 40		<b>Current Deliverability:</b> Not Developable	

Table B.243

ID: 22		Settlement: Lichfield		Location: Hilltop Grange		Ward: Shenstone	
Site Area (ha): 3.3	Source: Submission	Proposal: Residential / Recreation	Size of Proposed Residential (ha): 3.3	Density Rate (dph): 40			
<b>Yield Note:</b> A dph rate of 40@ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield.							



ID: 22	Settlement: Lichfield	Location: Hilltop Grange	Ward: Shenstone
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Suitable access to the site is required.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within BEA and FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Access to site needs improving, unknown how this would affect viability.</p>
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 79	<b>Current Deliverability:</b> Not Developable

Table B.244

ID: 40	Settlement: Lichfield	Location: Eastern Avenue, Integra Works	Ward: Stowe
<b>Site Area (ha):</b> 7.24	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 5.02
<b>Yield Note:</b> A dph rate of 40@ 60%. Size of proposed residential is total site size minus the size of site 40			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site being marketed for employment, planning permission given for employment redevelopment, unlikely to come forward for residential.</p>	<p><b>Achievability Notes:</b> No known constraints.</p>
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 120	<b>Current Deliverability:</b> Not Developable

Table B.245

ID: 110	Settlement: Lichfield	Location: Meadowbrook Road	Ward: Curborough
<b>Site Area (ha):</b> 0.53	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.53
<b>Yield Note:</b> A dph rate of 40@ 80% to reflect nature and character of settlement.			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes

ID: 110		Settlement: Lichfield		Location: Meadowbrook Road		Ward: Curborough	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of public open space.				<b>Availability Notes:</b> Owned by LDC, no indication that they wish to develop.		<b>Achievability Notes:</b> 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. Loss of Public Open Space is unacceptable.				<b>When is site likely to come forward?:</b> -			
				<b>Proposed Yield:</b> 17		<b>Current Deliverability:</b> Not Developable	
A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species.							

Table B.246

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

Table B.247

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

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

**Table B.248**

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

**Table B.249**

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

**Table B.250**

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

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

Table B.251

Lichfield District Council

Lichfield District Council

Lichfield District Council

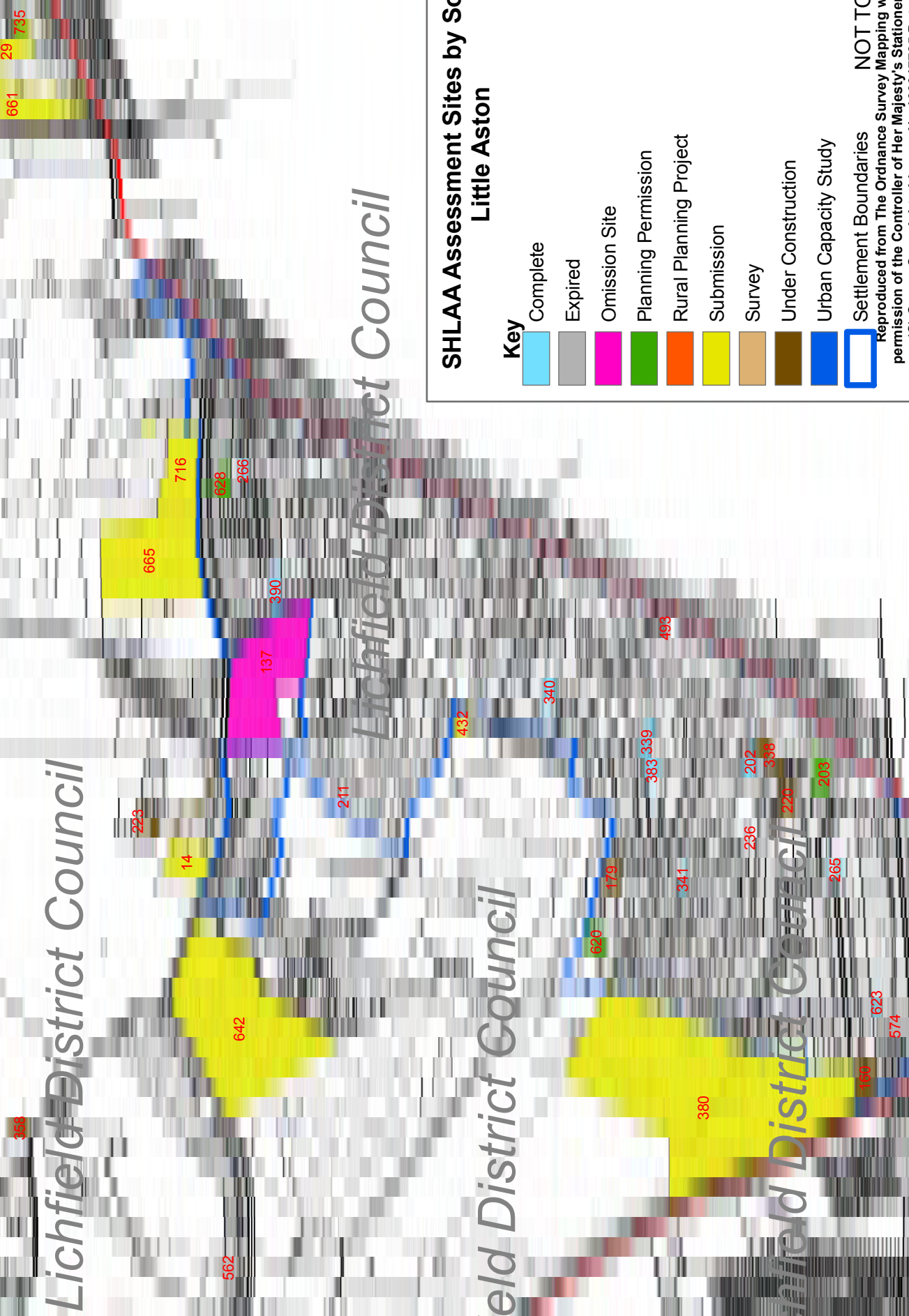
Lichfield District Council

### SHLAA Assessment Sites by Source Little Aston

#### Key

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

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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

Lichfield District Council

### SHLAA Assessment Sites by Deliverability

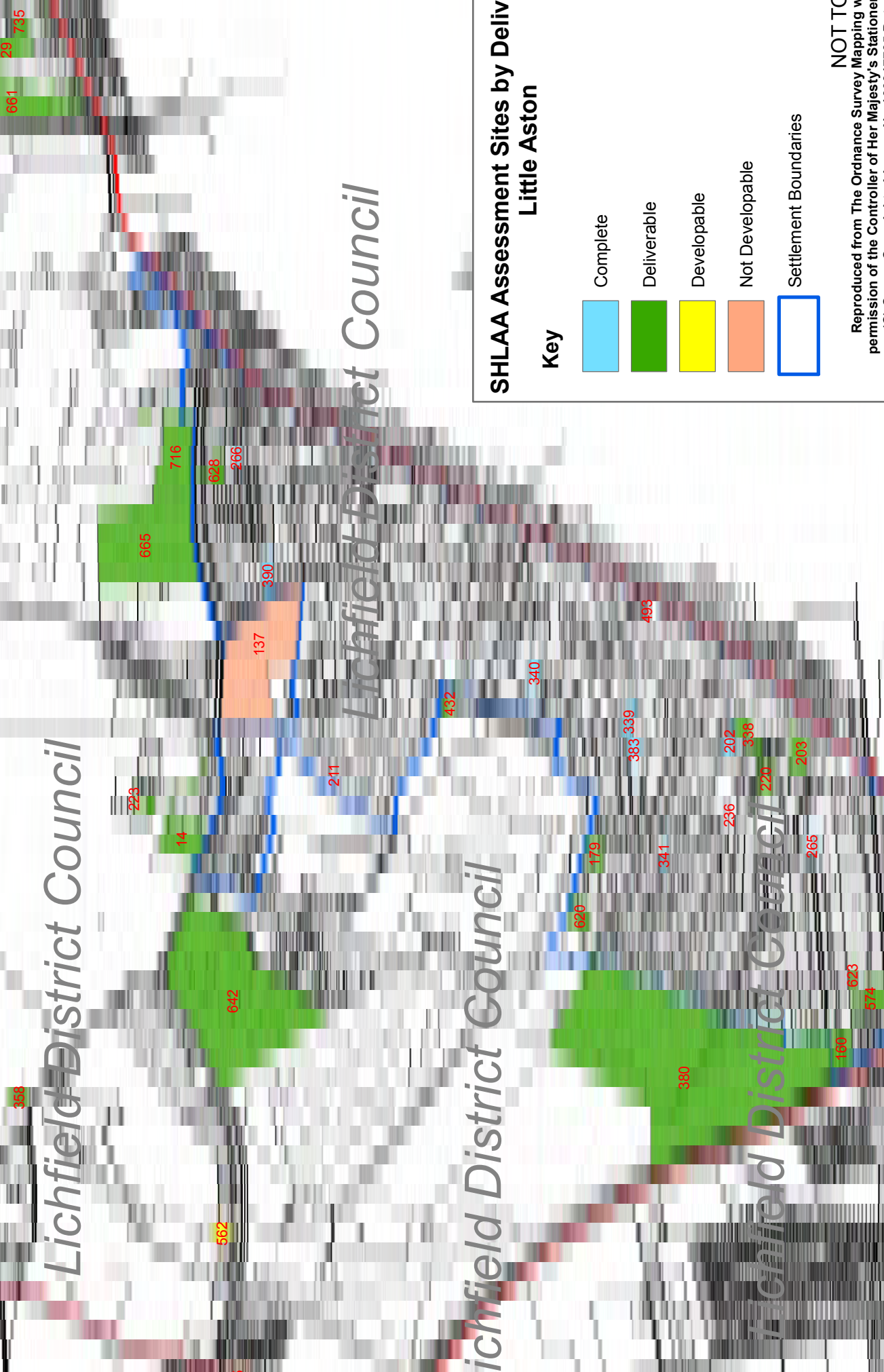
#### Little Aston

#### Key

- 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.



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
220	Roman Road, High Beeches	Under Construction	06/00240/FUL	1	Deliverable
179	Roman Park, The Thorns 5	Planning Permission Full	07/01155/FUL	2	Deliverable
203	Comerways, land adjacent	Planning Permission Full	03/01391/FUL	1	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.252**

<b>ID: 14</b>	<b>Settlement: Little Aston</b>	<b>Location: Aldridge Road, land adjacent 22</b>		<b>Ward: Little Aston</b>
<b>Site Area (ha): 0.85</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.85</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of adjacent settlement.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 0 - 5 years</b>		

<b>ID: 14</b>	<b>Settlement: Little Aston</b>	<b>Location: Aldridge Road, land adjacent 22</b>	<b>Ward: Little Aston</b>
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.		<b>Proposed Yield: 20</b>	<b>Current Deliverability: Deliverable</b>

Table B.253

<b>ID: 380</b>	<b>Settlement: Little Aston</b>	<b>Location: South of the golf course</b>	<b>Ward: Little Aston</b>
<b>Site Area (ha): 17.52</b>	<b>Source: Omission site</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 17.52</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30 dph @ 60% used to reflect nature and character of settlement			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.  <b>When is site likely to come forward?: -</b>	
		<b>Achievability Notes:</b> On the basis that appropriate access arrangements can be provided.	
		0-5 years	6-10 years
		11-15 years	
		150	165
		-	
		<b>Proposed Yield: 315</b>	<b>Current Deliverability: Deliverable</b>

Table B.254

<b>ID: 432</b>	<b>Settlement: Little Aston</b>	<b>Location: Roman Road, Tufton Cottage</b>	<b>Ward: Little Aston</b>
<b>Site Area (ha): 0.17</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.17</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of adjacent settlement. Area suggested by agent.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.  <b>When is site likely to come forward?: 0 - 5 years</b>	
		<b>Achievability Notes:</b> No known constraints	
		<b>Proposed Yield: 5</b>	<b>Current Deliverability: Deliverable</b>

Table B.255



<b>ID: 574</b>	<b>Settlement: Little Aston</b>	<b>Location: Little Aston Park Road, 36</b>		<b>Ward: Little Aston</b>
<b>Site Area (ha): 0.47</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.17</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yield based on expired planning permission				
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be sustainable in the RSSS. Within Conservation Area. Site previously granted planning permission for a net yield of 10 dwellings, information from applicant suggests planning permission would be sought again.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints
			<b>When is site likely to come forward?: 5 - 10 years</b>	
			<b>Proposed Yield: 10</b>	<b>Current Deliverability: Deliverable</b>

Table B.256

<b>ID: 642</b>	<b>Settlement: Little Aston</b>	<b>Location: Land adj. Little Aston Hospital</b>		<b>Ward: Little Aston</b>	
<b>Site Area (ha): 9.1</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 9.1</b>	<b>Density Rate (dph): 30</b>	
<b>Yield Note:</b> 30 dph @ 60% used to reflect nature and character of settlement					
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> 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.  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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints	
			<b>When is site likely to come forward?: 0-10 years</b>		
			0-5 years	6-10 years	11-15 years
			75	89	-
			<b>Proposed Yield: 164</b>	<b>Current Deliverability: Deliverable</b>	

Table B.257

<b>ID: 665</b>	<b>Settlement: Little Aston</b>	<b>Location: Land at Forge Lane, Little Aston Lane</b>		<b>Ward: Little Aston</b>
<b>Site Area (ha): 4.6</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 4.6</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> indicative using 60% at 30dph				
<b>Currently Suitable? Yes</b>			<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>

ID: 665 Settlement: Little Aston		Location: Land at Forge Lane, Little Aston Lane		Ward: Little Aston
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>
		<p><b>When is site likely to come forward?:</b> 0-10 years</p>		
		0-5 years	6-10 years	11-15 years
		75	8	-
		<p><b>Proposed Yield:</b> 83</p>		<p><b>Current Deliverability:</b> Deliverable</p>

Table B.258

ID: 716		Settlement: Little Aston		Location: Land at Little Aston Lane		Ward: Little Aston
<p><b>Site Area (ha):</b> 1.72</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 1.72</p>	<p><b>Density Rate (dph):</b> 30</p>		
<p><b>Yield Note:</b> indicative based on 80% at 30dph</p>						
<p><b>Currently Suitable?</b> Yes</p>			<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
			<p><b>When is site likely to come forward?:</b> -</p>			
			<p><b>Proposed Yield:</b> 41</p>		<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.259

ID: 137		Settlement: Little Aston		Location: Walsall Road		Ward: Little Aston
<p><b>Site Area (ha):</b> 4.42</p>	<p><b>Source:</b> Omission site</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 4.42</p>	<p><b>Density Rate (dph):</b> 30</p>		
<p><b>Yield Note:</b> 30 dph @ 60% used to reflect nature and character of settlement</p>						
<p><b>Currently Suitable?</b> No</p>			<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> No</p>	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to mitigate against heritage features could be achieved.</p>	
			<p><b>When is site likely to come forward?:</b> -</p>			

ID: 137	Settlement: Little Aston	Location: Walsall Road	Ward: Little Aston
<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>		<b>Proposed Yield:</b> 80	<b>Current Deliverability:</b> Not Developable

Table B.260

ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston
<b>Site Area (ha):</b> 0.22	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.22
<b>Yield Note:</b> 30dph@100% used to reflect nature and character of area			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> 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>Site falls within BEA and contributions to this project may be required.</p>		<b>Availability Notes:</b> Site is currently vacant	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact upon viability.
		<b>When is site likely to come forward?:</b> -	
		<b>Proposed Yield:</b> 6	<b>Current Deliverability:</b> Not Developable

Table B.261

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670

166

375

481

725

### SHLAA Assessment Sites by Source LONDON

- Key**
- Complete
  - Expired
  - Omission Site
  - Planning Permission
  - Rural Planning Project
  - Submission
  - Survey
  - Under Construction
  - Urban Capacity Study
  - 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.

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Lichfield District Council

670

166

725

375

481

### SHLAA Assessment Sites by Deliverability London

#### Key



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.

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

Table B.262

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability or SFRA would impact on viability.</p>	
When is site likely to come forward?: -							
				Proposed Yield: 150		Current Deliverability: Not Developable	

Table B.263

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -							

<b>ID: 481</b>	<b>Settlement: Longdon</b>	<b>Location: Church Way, rear of</b>	<b>Ward: Longdon</b>
<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>		<b>Proposed Yield: 99</b>	<b>Current Deliverability: Not Developable</b>

**Table B.264**

<b>ID: 670</b>	<b>Settlement: Longdon</b>	<b>Location: land north of Longdon</b>	<b>Ward: Longdon</b>
<b>Site Area (ha): 5.17</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 5.17</b>
<b>Yield Note:</b> indicative using 30dph @ 60%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?: -</b></p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>Proposed Yield: 93</b>	<b>Current Deliverability: Not Developable</b>

**Table B.265**

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### SHLAA Assessment Sites by Source North of Tamworth

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

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363

602 106

385

279

45

544

108

104

717

43

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



Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council

363

106

602

385

279

45

544

108

104

717

43

### SHLAA Assessment Sites by Deliverability North of Tamworth

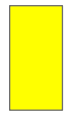
#### Key



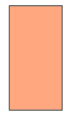
Complete



Deliverable



Developable



Not Developable



Settlement Boundaries

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

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

Table B.266

ID: 43	Settlement: North Tamworth	Location: Browns Lane	Ward: Mease and Tame
<b>Site Area (ha):</b> 19.55	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 8.33 <b>Density Rate (dph):</b> 30
<b>Yield Note:</b> Yield proposed by application and does not include whole site. It is likely that if the site is developed it will be with adjacent sites.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.  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.  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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.  <b>Achievability Notes:</b> Viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent developments come forward to share cost. Viability not proven.	
		<b>When is site likely to come forward?:</b> 06 - 15 years	
		0-5 years	6-10 years
		-	11-15 years
		225	25
		<b>Proposed Yield:</b> 250	
		<b>Current Deliverability:</b> Developable	

Table B.267

ID: 104	Settlement: North Tamworth	Location: Arkall Farm	Ward: Mease and Tame
<b>Site Area (ha):</b> 79.54	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 79.54 <b>Density Rate (dph):</b> 40
<b>Yield Note:</b> 40dph @ 60% used. It is likely that if the site is developed it will be with adjacent sites and yield will be lower. Remaining yield would be delivered beyond the 11-15 year time period.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.		<b>Availability Notes:</b> Housebuilder has confirmed long term option on the site.	
		<b>Achievability Notes:</b> Viability of scheme may	

ID: 104 Settlement: North Tamworth Location: Arkall Farm		Ward: Mease and Tame	
<p>Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Agent advises that part of link road will be required, to be delivered in conjunction with adjacent sites.</p> <p>The loss of grade 2/3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species.</p>	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.		
	When is site likely to come forward?: 06 - 15 years		
	0-5 years	6-10 years	11-15 years
	0	675	750
	Proposed Yield: 1909		Current Deliverability: Developable

Table B.268

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><b>Suitability Notes:</b> The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Impact of Contaminated Land and Landfill may require investigation, but unlikely to have significant impact. Viability of scheme may be affected by the need to build link road. Likely to only be viable if adjacent developments come forward to share cost.</p>
		When is site likely to come forward?: 6 - 10 years		
		Proposed Yield: 550		Current Deliverability: Developable

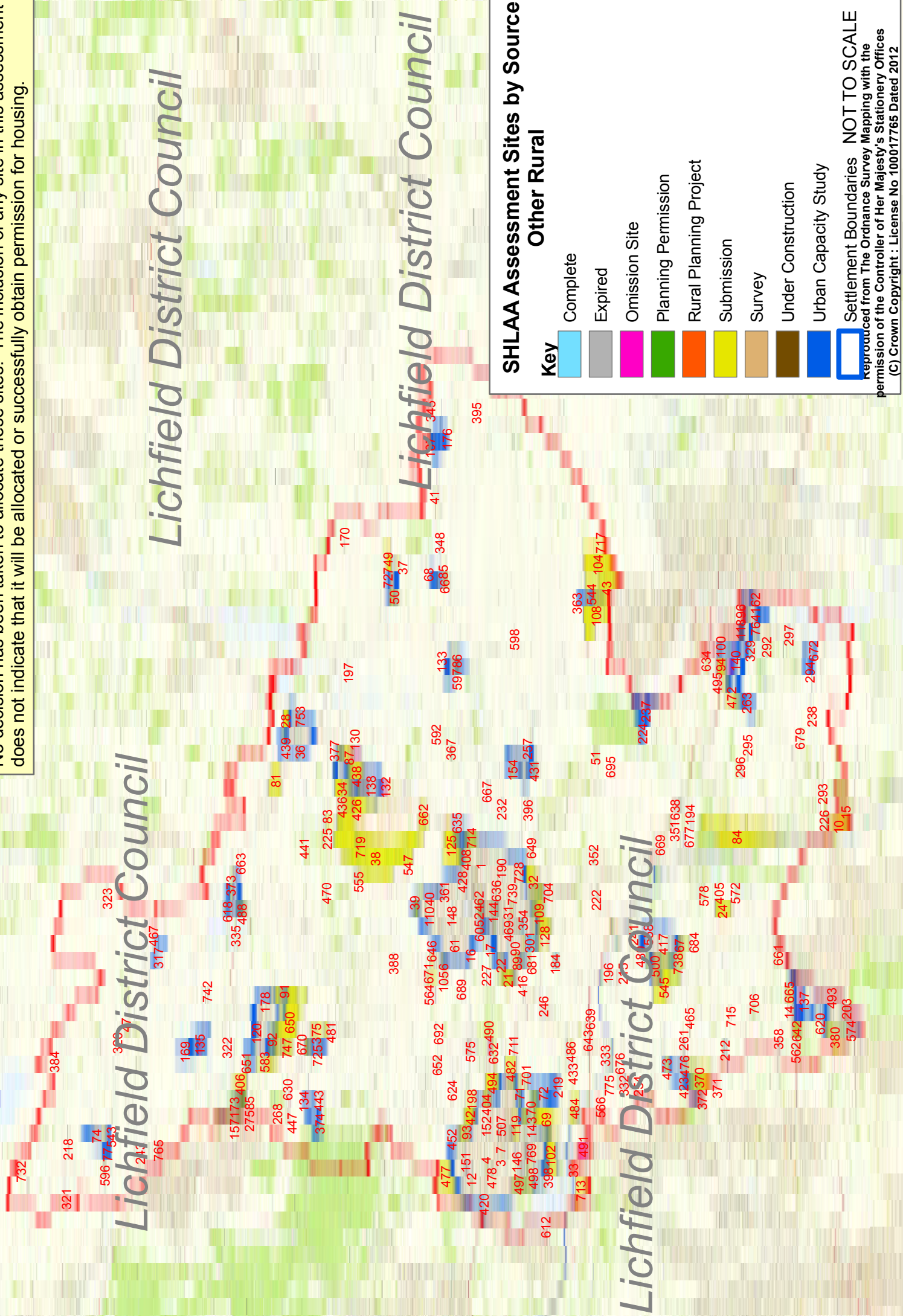
Table B.269

No decision has been taken to allocate 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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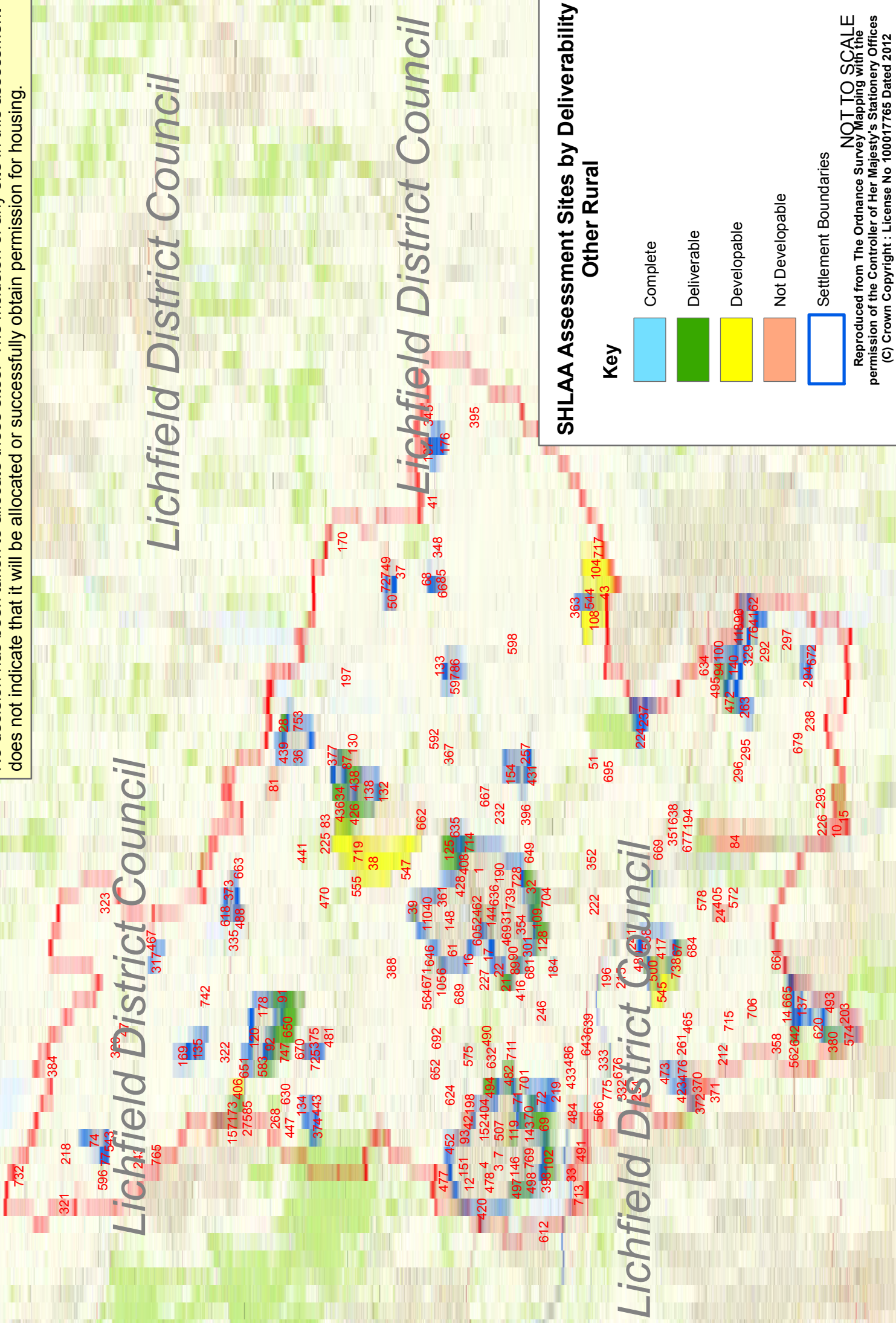


No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

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# Lichfield District Council



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
290	Brereton Hill, 50	Complete	06/00925/COU	1	Complete
348	Acacia Grove Farm	Complete	00/00725/COU	1	Complete
351	St Marys College, Weeford	Complete	04/00384/COU	1	Complete
368	Grove Farm, Whittington	Complete	04/00204/FUL	1	Complete
396	Ellfield House, Whittington Common	Complete	07/00752/COU	1	Complete
443	Bardy Lane, Longdon Stud, Upper Longdon	Complete	07/00987/FUL	1	Complete
465	Footherley Lane, Tumbledown Cottage	Complete	07/01185/FUL	1	Complete
547	Curborough House Farm, Netherstowe	Complete	08/00667/COU	1	Complete
555	Wood End Lane, Wood End Farm	Complete	08/00683/COU	1	Complete
566	Barracks Lane, Warren House Farm	Complete	09/00081/COU	1	Complete
323	Rough Park, Fawley Farm	Complete	03/01525/COU	2	Complete
332	Springhill Farm	Complete	00/01025/FUL	2	Complete
357	Laurel Farm	Complete	04/00033/COU	2	Complete
367	Whittington Hurst, Hurst Farm	Complete	02/00530/COU	2	Complete
246	Walsall Road, Pipehill House	Complete	07/01108/LBC	4	Complete
205	Cruck Cottage, Hood Lane, Longdon	Complete	05/00774/COU	1	Complete
215	Grange Farm, Shenstone	Complete	02/00964/COU	1	Complete
232	Mill Farm, Cappers Lane	Complete	03/00666/COU	1	Complete
254	Red, White and Blue, Walsall Road	Complete	04/00880/COU	1	Complete
285	Greenacres, Newlands Lane	Complete	06/00392/FUL	1	Complete
293	Carroway Head Farm, Canwell	Complete	04/00849/COU	1	Complete
295	Fordway Farm (Blythe Byre)	Complete	97/00157/COU	1	Complete

ID	Location	Source	Planning Application No.	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
732	Lea Lane, land at Wilderly Barn	Under Construction	11/00745/COU	1	Deliverable

ID	Location	Source	Planning Application No.	Yield	Deliverability
743	Walsall Road, The Olde Corner House Hotel	Under Construction	11/01005/COU	5	Deliverable
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
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
730	Shute Hill, Studwell House	Planning Permission Full	11/00566/FUL	1	Deliverable
735	Blake Street, land rear 28	Planning Permission Full	11/00777/COU	1	Deliverable
742	Pipe Lane, Hall Farm	Planning Permission Full	11/00890/FUL	1	Deliverable
775	Walsall Road, Ive House Cottage	Planning Permission Full	10/01506/FUL	1	Deliverable



ID	Location	Source	Planning Application No.	Yield	Deliverability
445	Coppice Lane, Coppice Lane Farm	Planning Permission Outline	06/00667/COU	1	Deliverable

Table B.270

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
<b>Yield Note:</b> A density rate of 30dph@80% used to reflect nature and character of adjacent settlement.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Appears to have current commercial use but unlikely to delay development on site.</p> <p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		<p><b>Achievability Notes:</b> Access to site would need to be established.</p>
		<b>Proposed Yield:</b> 19		<b>Current Deliverability:</b> Deliverable

Table B.271

ID: 612	Settlement: Other rural	Location: Land East of Brownhills Road		Ward: Chasetown
Site Area (ha): 1.21	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.81	Density Rate (dph): 30
<b>Yield Note:</b> A density rate of 30dph@80% used to reflect nature and character of adjacent settlement.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> One residential dwelling on the site.</p> <p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<b>Proposed Yield:</b> 29		<b>Current Deliverability:</b> Deliverable

Table B.272

ID: 643	Settlement: Other rural	Location: Muckley Corner Hotel		Ward: Shenstone
Site Area (ha): 0.29	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.29	Density Rate (dph): -

ID: 643		Settlement: Other rural		Location: Muckley Corner Hotel		Ward: Shenstone	
<b>Yield Note:</b> Yield based on conversion of existing building							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Property is currently vacant.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 9		<b>Current Deliverability:</b> Deliverable	

Table B.273

ID: 661		Settlement: Other rural		Location: land rear 62 Blake Street		Ward: Little Aston	
<b>Site Area (ha):</b> 2.07	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.07	<b>Density Rate (dph):</b> 30			
<b>Yield Note:</b> indicative based on 80% at 30dph							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 50		<b>Current Deliverability:</b> Deliverable	

Table B.274

ID: 38		Settlement: Other rural		Location: Fradley new settlement		Ward: Alrewas and Fradley	
<b>Site Area (ha):</b> 240	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>		<b>Density Rate (dph):</b>		
<b>Yield Note:</b> Size of site corresponds to ownership, not all of site proposed to be developed, remaining yeild delivered beyond the 11-15 year period.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> Proposed new settlement would make provision for public transport, services and facilities although concern over level of private car journeys due to out commuting.  Does not 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.				<b>Availability Notes:</b> Planning application made, and subsequently withdrawn. Expect long lead in time to start work and long build out time.		<b>Achievability Notes:</b> Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.	

ID: 38	Settlement: Other rural	Location: Fradley new settlement	Ward: Alrewas and Fradley
<p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigations may be required.</p> <p>Within conservation area. The loss of Grade 2/3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SSSI, SBI and BAS are within 1km and the impact on them may need further investigation. Impact on ancient woodland may also need further investigation.</p>	<b>When is site likely to come forward?:</b> 6 - 15 years		
	0-5 years	6-10 years	11-15 years
	-	675	750
	<b>Proposed Yield:</b> 5000		<b>Current Deliverability:</b> Developable

Table B.275

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

Table B.276

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

Table B.277

<b>ID: 197</b>	<b>Settlement: Other rural</b>	<b>Location: Chetwynd House, Croxall</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.09</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Yield based on previously planning application which has now expired.				
<b>Currently Suitable? Yes</b>			<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Planning permission previously granted on the site.			<b>Availability Notes:</b> Planning application has now expired	<b>Achievability Notes:</b> No known constraints
			<b>When is site likely to come forward?: 6 - 10 years</b>	
			<b>Proposed Yield: 1</b>	<b>Current Deliverability:</b> Developable

Table B.278

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

Table B.279

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

<b>ID: 395</b>	<b>Settlement: Other rural</b>	<b>Location: Campville House, Clifton Campville</b>	<b>Ward: Mease and Tame</b>
			<b>Proposed Yield: 1</b>
			<b>Current Deliverability: Developable</b>

**Table B.280**

<b>ID: 447</b>	<b>Settlement: Other rural</b>	<b>Location: New House Farm, Batesway</b>	<b>Ward: Longdon</b>
<b>Site Area (ha): 0.09</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield based on previously planning application which has now expired.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Planning permission previously granted on the site.		<b>Availability Notes:</b> Planning application has now expired	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Developable</b>

**Table B.281**

<b>ID: 562</b>	<b>Settlement: Other rural</b>	<b>Location: Aldridge Road, 144 (Former Brooklands Nursery)</b>	<b>Ward: Little Aston</b>
<b>Site Area (ha): 0.23</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield based on previously planning application which has now expired.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Planning permission previously granted on the site.		<b>Availability Notes:</b> Planning application has now expired	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Developable</b>

**Table B.282**

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

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

Table B.283

ID: 10	Settlement: Other rural	Location: Slade Farm, Bassetts Pole Roundabout land at	Ward: Bourne Vale (part)
<b>Site Area (ha):</b> 30.01	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 19.54
<b>Yield Note:</b> Size of residential area based on area within LDC boundary. Remainder of site within BCC. A rate of 30dph @ 60%			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Planning application made, no known constraints. Expect long lead in time to start work and long build out time.	<b>Achievability Notes:</b> Unknown - assumed scheme proposed is achievable, but if further highway mitigation works and sustainability improvements are required this may impact.
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 352	<b>Current Deliverability:</b> Not Developable

Table B.284

ID: 15	Settlement: Other rural	Location: Bassetts Pole	Ward: Bourne Vale
<b>Site Area (ha):</b> 1.08	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.08
<b>Yield Note:</b>			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> 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.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown how measures to improve sustainability and highway mitigation measures would impact on viability.
<b>When is site likely to come forward?:</b> -			

ID: 15	Settlement: Other rural	Location: Bassetts Pole	Ward: Bourne Vale
<p>Highways Agency indicate that the proposal would impact on the Trunk Road Network and may require contributions to mitigation measures and investment in sustainable modes of travel.</p> <p>The loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact on them may need further investigation.</p>		<b>Proposed Yield:</b> 26	<b>Current Deliverability:</b> Not Developable

Table B.285

ID: 23	Settlement: Other rural	Location: Little Hay Lane, North of (plot 137B)	Ward: Shenstone	
<b>Site Area (ha):</b> 0.18	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.18	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b>				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p> <p>Lack of access onto the site and to the individual plots.</p> <p>The loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b> The site has been split into multiple ownerships and no access to them is evident. It is not expected that the site will be available in the long term.</p> <p><b>When is site likely to come forward?:</b> -</p>		<p><b>Achievability Notes:</b> Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.</p>
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Not Developable	

Table B.286

ID: 24	Settlement: Other rural	Location: Little Hay Lane, North of (whole site)	Ward: Shenstone	
<b>Site Area (ha):</b> 20.47	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 20.47	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30 dph @ 60%				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of remote location.</p>		<p><b>Availability Notes:</b> The site has been split into multiple ownerships and no access to them is evident. It is not expected that the site will be available in the long term.</p>		<p><b>Achievability Notes:</b> Unlikely to come forward due to multiple land ownerships and lack of access. Unknown how measures to improve sustainability would impact on viability.</p>

<b>ID: 24</b>	<b>Settlement: Other rural</b>	<b>Location: Little Hay Lane, North of (whole site)</b>	<b>Ward: Shenstone</b>
Lack of access onto the site and to the individual plots.		<b>When is site likely to come forward?:</b> -	
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.		<b>Proposed Yield:</b> 368	<b>Current Deliverability:</b> Not Developable

Table B.287

<b>ID: 33</b>	<b>Settlement: Other rural</b>	<b>Location: Whitehorse Road, land off</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 1.43	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield based on development along frontage only to reflect SSSI/SBI constraints to similar density as adjacent.			
<b>Currently Suitable?</b> No	<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Adjacent to Brownhills, and close proximity of 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. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  Site falls within BEA and FOM and contributions to these projects may be required. An SSSI and SBI are within 1km and the impact on them may need further investigation.	<b>Availability Notes:</b> Site offered for purchase	<b>Achievability Notes:</b> No known constraints	
	<b>When is site likely to come forward?:</b> -		
	<b>Proposed Yield:</b> 30	<b>Current Deliverability:</b> Not Developable	

Table B.288

<b>ID: 41</b>	<b>Settlement: Other rural</b>	<b>Location: Mease Lane, Haunton</b>	<b>Ward: Mease and Tame</b>
<b>Site Area (ha):</b> 0.53	<b>Source:</b> Submission	<b>Proposal:</b> Residential affordable	<b>Size of Proposed Residential (ha):</b> 0.12
<b>Yield Note:</b> A density rate of 30 used to reflect nature and character of adjacent settlement.			
<b>Currently Suitable?</b> No	<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> 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.  Outside settlement. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.	<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown - measures to improve sustainability may impact on viability.	
	<b>When is site likely to come forward?:</b> -		



<b>ID: 41</b>	<b>Settlement: Other rural</b>	<b>Location: Mease Lane, Haunton</b>	<b>Ward: Mease and Tame</b>
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.		<b>Proposed Yield: 4</b>	<b>Current Deliverability: Not Developable</b>

**Table B.289**

<b>ID: 47</b>	<b>Settlement: Other rural</b>	<b>Location: Westwood School, Blithbury</b>	<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 2.31</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.31</b>
<b>Yield Note: 30dph @ 60%</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> 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.		<b>When is site likely to come forward?: -</b>	
Further investigation of Coal Subsidence area may be required.		<b>Proposed Yield: 69</b>	<b>Current Deliverability: Not Developable</b>
Loss of grade 3 agricultural land may need justification. An SSSI is within 1km and the impact on it may need further investigation.			

**Table B.290**

<b>ID: 51</b>	<b>Settlement: Other rural</b>	<b>Location: Packington Hall</b>	<b>Ward: Bourne Vale</b>
<b>Site Area (ha): 2.31</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note: No yield has been proposed, assume conversion of Hall but unable to gain access.</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Listed building may affect viability. 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.		<b>When is site likely to come forward?: -</b>	
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.		<b>Proposed Yield: -</b>	<b>Current Deliverability: Not Developable</b>

**Table B.291**

<b>ID: 80</b>		<b>Settlement: Other rural</b>		<b>Location: Blithbury Road, north of Colton Mill Farm</b>		<b>Ward: Colton and Mavesyn Ridware</b>	
<b>Site Area (ha): 0.58</b>		<b>Source: Survey</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 0.58</b>	
<b>Yield Note:</b> A rate of 30 dph @ 80 %							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Planning application made.</p>		<p><b>Achievability Notes:</b> Contaminated land may add increase cost but consider that unlikely to affect viability as planning application submitted.</p>	
				<b>Proposed Yield:</b> 14		<b>Current Deliverability:</b> Not Developable	

Table B.292

<b>ID: 81</b>		<b>Settlement: Other rural</b>		<b>Location: A513, Alrewas, CEMEX Site 1</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha): 22.47</b>		<b>Source: Submission</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 22.47</b>	
<b>Yield Note:</b> A rate of 30 dph @ 60% has been used to take account of the need to provide infrastructure and services on site.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>	
				<b>Proposed Yield:</b> 404		<b>Current Deliverability:</b> Not Developable	

Table B.293

<b>ID: 82</b>		<b>Settlement: Other rural</b>		<b>Location: Sandyhill Cottages, CEMEX Site 2</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha): 0.09</b>		<b>Source: Submission</b>		<b>Proposal: Residential</b>		<b>Size of Proposed Residential (ha): 0.09</b>	
<b>Yield Note:</b> High dph used to make scheme viable							

ID: 82		Settlement: Other rural	Location: Sandyhill Cottages, CEMEX Site 2	Ward: Alrewas and Fradley
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> 2 dwellings currently occupied.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 5		<b>Current Deliverability:</b> Not Developable

Table B.294

ID: 83		Settlement: Other rural	Location: Sale lane, CEMEX Site 3	Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 4.98	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 4.98	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph@60%				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 90		<b>Current Deliverability:</b> Not Developable

Table B.295

ID: 84		Settlement: Other rural	Location: Weeford Park, CEMEX Site	Ward: Bourne Vale
<b>Site Area (ha):</b> 116.5	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 116.5	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph@60%				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being</p>		<p><b>Achievability Notes:</b> 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>marketed but has been promoted by the owner/agent.</p>		<p>measures to improve sustainability would impact on viability.</p>
<p>Lack of access onto the site and to the individual plots.</p>		<p><b>When is site likely to come forward?:</b> -</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>		<p><b>Proposed Yield:</b> 2097</p>		<p><b>Current Deliverability:</b> Not Developable</p>

Table B.296

ID: 405		Settlement: Other rural	Location: Land at Little Hay	Ward: Shenstone
<b>Site Area (ha):</b> 1.08	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<p><b>Yield Note:</b> yield included in site ID 24</p>				
<p><b>Currently Suitable?</b> No</p>		<p><b>Currently Available?</b> No</p>		<p><b>Currently Achievable?</b> No</p>
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p>		<p><b>Availability Notes:</b> Site in multiple ownerships.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</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><b>When is site likely to come forward?:</b> -</p>		
<p>Lack of access onto the site and to the individual plots.</p>		<p><b>Proposed Yield:</b> -</p>		<p><b>Current Deliverability:</b> Not Developable</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>				

Table B.297

ID: 433		Settlement: Other rural	Location: Station Road, land off	Ward: Hammerwich
<b>Site Area (ha):</b> 0.18	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<p><b>Yield Note:</b></p>				
<p><b>Currently Suitable?</b> No</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> No</p>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to sustainable mixed communities.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</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><b>When is site likely to come forward?:</b> -</p>		

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

**Table B.298**

<b>ID: 484</b>	<b>Settlement: Other rural</b>	<b>Location: Land at Meerash Farm, north of M6 Toll</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 12.88</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 12.88</b>
<b>Yield Note: 30dph@60%</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	
<b>Currently Achievable? No</b>		<b>Currently Achievable? No</b>	
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Very small part within floodzone 2, not considered to affect any development. Landfill site within 50m, further investigation may be required.</p> <p>Loss of grade 2/3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. Currently tenanted and would require tenancy to be terminated first. No indication how long this could take.</p>	
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 232</b>	<b>Current Deliverability: Not Developable</b>

**Table B.299**

<b>ID: 485</b>	<b>Settlement: Other rural</b>	<b>Location: Land at Meerash Farm, north of M6 Toll</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.56</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.56</b>
<b>Yield Note: 30dph@80%</b>			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	
<b>Currently Achievable? No</b>		<b>Currently Achievable? No</b>	
<p><b>Suitability Notes:</b> Remote location, poor public transport links and poor proximity to services and facilities. No demonstration of how site would improve sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Landfill site within 50m, further investigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. Currently tenanted and would require tenancy to be terminated first. No indication how long this could take.</p>	
		<b>When is site likely to come forward?: -</b>	

<b>ID: 485</b>	<b>Settlement: Other rural</b>	<b>Location: Land at Meerash Farm, north of M6 Toll</b>	<b>Ward: Hammerwich</b>
Loss of grade 3 agricultural land may need justification. Site falls within BEA and FOM and contributions to these projects may be required.		<b>Proposed Yield: 13</b>	<b>Current Deliverability: Not Developable</b>

Table B.300

<b>ID: 486</b>	<b>Settlement: Other rural</b>	<b>Location: Coppice Lane, land south of</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 2.44</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> 66 units in total proposed			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> The site has been split into multiple ownerships and no access to them is evident. It is not expected that the site will be available in the long term.</p> <p><b>When is site likely to come forward?:</b> -</p>	<p><b>Achievability Notes:</b> Unlikely to come forward due to multiple land ownerships and lack of access. Would also need to improve sustainability of site.</p>
		<b>Proposed Yield: 66</b>	<b>Current Deliverability: Not Developable</b>

Table B.301

<b>ID: 490</b>	<b>Settlement: Other rural</b>	<b>Location: St. Matthew's Road, Burntwood</b>	<b>Ward: Highfield</b>
<b>Site Area (ha): 2.12</b>	<b>Source: Omission site</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.12</b>
<b>Yield Note:</b> 40 dph @ 60%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?:</b> -</p>	<p><b>Achievability Notes:</b> No known constraints.</p>
		<b>Proposed Yield: 50</b>	<b>Current Deliverability: Not Developable</b>

Table B.302

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

**Table B.303**

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

**Table B.304**

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

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

Table B.305

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			
<b>Suitability Notes:</b> 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.  Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  Loss of Grade 3 Agricultural Land may need justification.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.			
			When is site likely to come forward?: -					
			Proposed Yield: 180		Current Deliverability: Not Developable			

Table B.306

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			
<b>Suitability Notes:</b> 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.  Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan.  Loss of Grade 2 Agricultural Land may need justification.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.			
			When is site likely to come forward?: -					
			Proposed Yield: 106		Current Deliverability: Not Developable			

Table B.307



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
<b>Yield Note:</b> as put forward by the landowner				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 4	Current Deliverability: Not Developable	

Table B.308

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
<b>Yield Note:</b> indicative based on 80% at 30dph				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> 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.309

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
<b>Yield Note:</b> indicative based on 80% at 30dph (may be considerably less due to flood zone)				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being</p>		<p><b>Achievability Notes:</b> 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.310

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> 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.311

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Not currently available.</p>		<p><b>Achievability Notes:</b> 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.312

ID: 719		Settlement: Other rural		Location: Land west of Gorse Lane, Fradley		Ward: Fradley	
<b>Site Area (ha):</b> 6.7		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b>	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> indicative based on 60% at 30dph							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability. Access to site not confirmed.	
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.				<b>When is site likely to come forward?:</b> -			
Impact on SBI and BAS within 1km may need investigation. Close proximity to Ancient Woodland.				Proposed Yield: 122		Current Deliverability: Not 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.

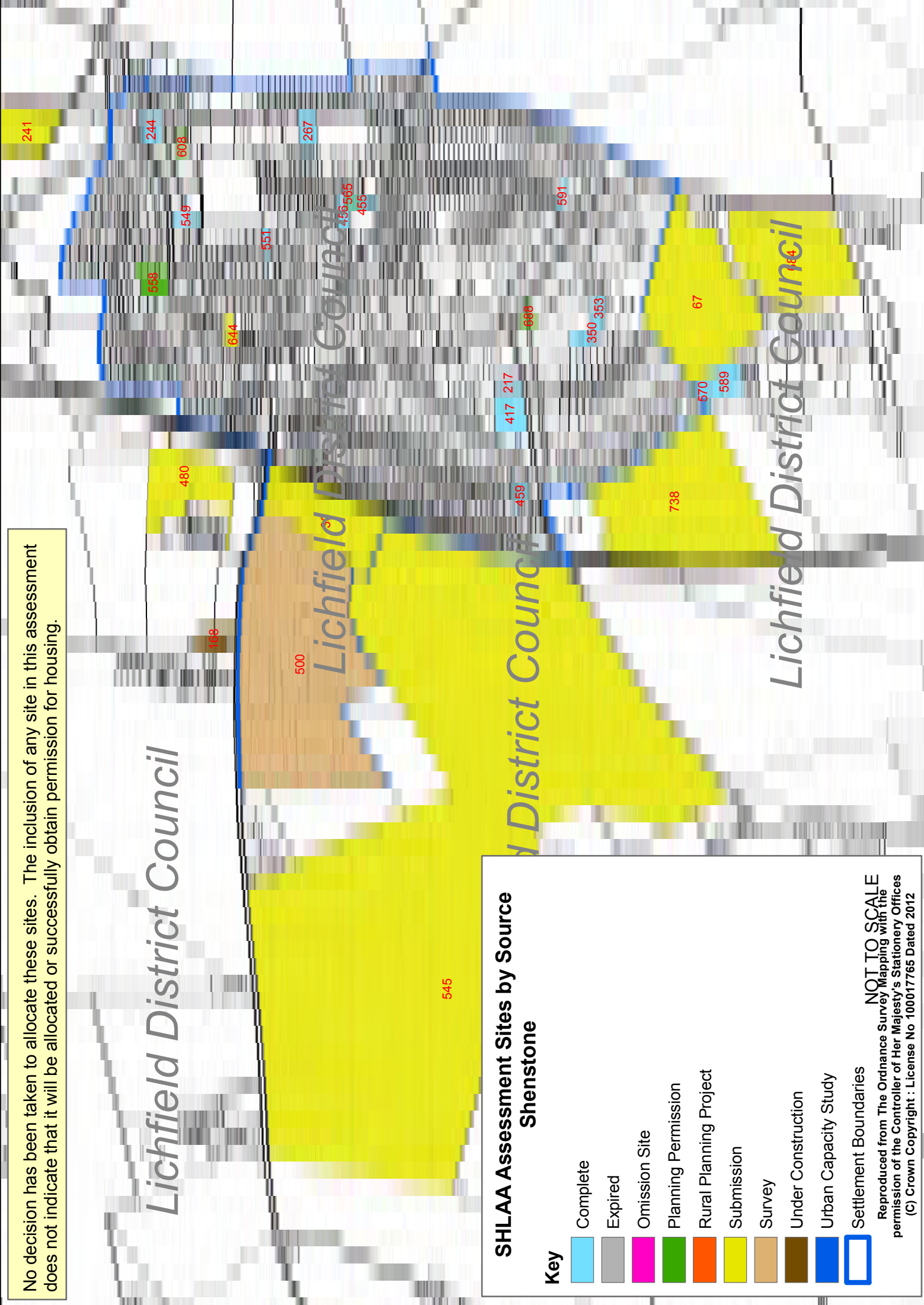
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### SHLAA Assessment Sites by Source Shenstone

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

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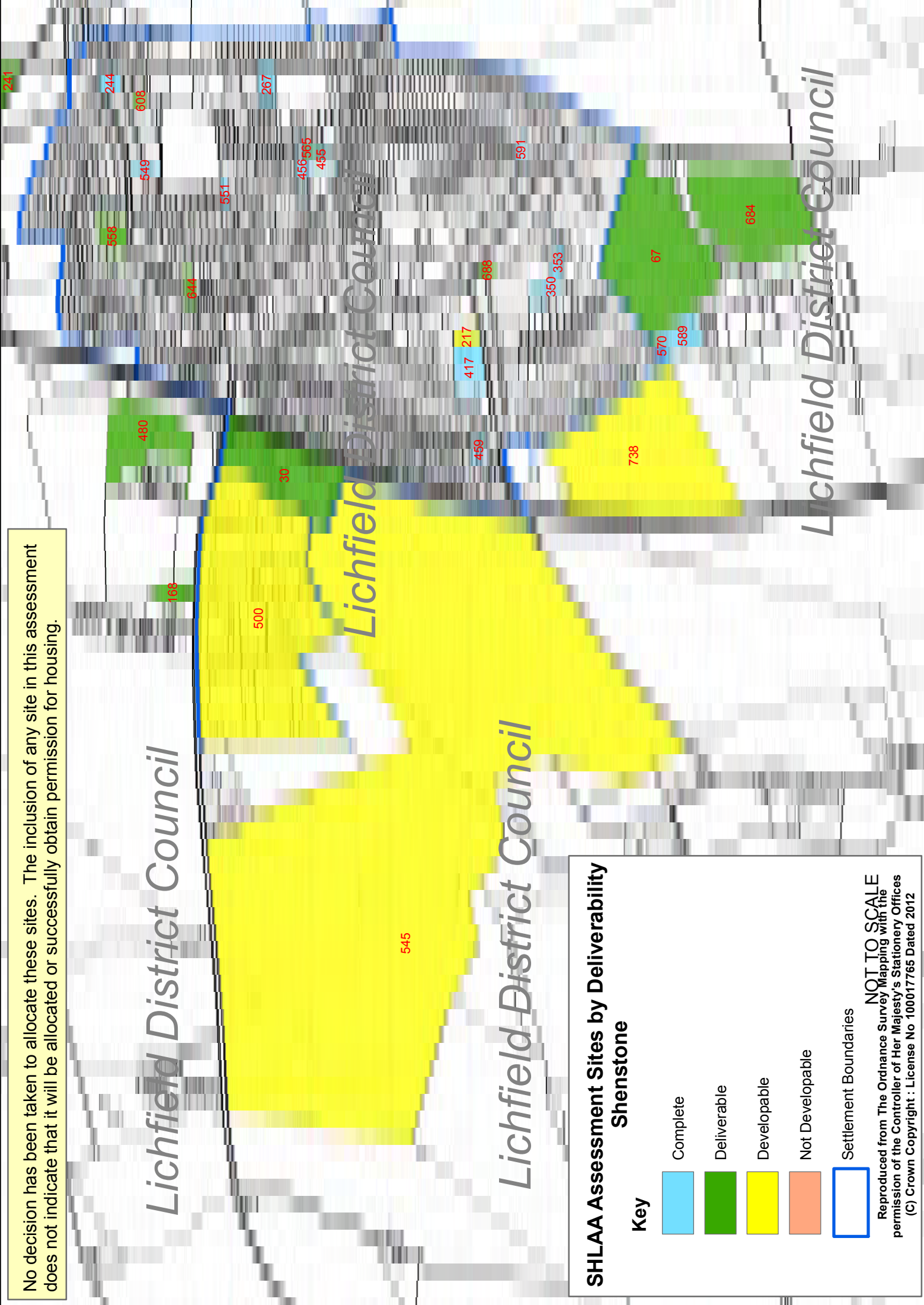
Lichfield District Council

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.

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### SHLAA Assessment Sites by Deliverability

#### Shenstone

#### Key

- 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
558	Pinfold Hill, 31	Planning Permission Full	08/01285/FUL	4	Deliverable
608	Pinfold Hill, 62	Planning Permission Outline	09/00604/FUL	1	Deliverable

Table B.314

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

ID: 30	Settlement: Shenstone	Location: Lynn Lane	Ward: Shenstone
<p>Employment allocation. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 agricultural land may need justification. Site falls within BEA and contributions to this project may be required. An SBI &amp; BAS are within 1km and the impact on them may need further investigation. Site has potential for protected species.</p>	<b>When is site likely to come forward?:</b> 6-15 years		
	0-5 years	6-10 years	11-15 years
	-	75	25
	<b>Proposed Yield:</b> 100		<b>Current Deliverability:</b> Developable

Table B.315

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

Table B.316

ID: 480	Settlement: Shenstone	Location: Shenstone Pumping Station	Ward: Shenstone
<b>Site Area (ha):</b> 1.56	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.56
<b>Yield Note:</b> Yield proposed by agent, considered appropriate if providing other uses / facilities on site.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p>		<b>Availability Notes:</b> Site is not currently for sale or being	<b>Achievability Notes:</b> No known constraints

ID: 480		Settlement: Shenstone		Location: Shenstone Pumping Station		Ward: Shenstone			
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.  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.				marketed but has been promoted by the owner/agent.					
				When is site likely to come forward?: 0 - 5 years					
				Proposed Yield: 41		Current Deliverability: Deliverable			

Table B.317

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	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				Proposed Yield: 4		Current Deliverability: Deliverable	

Table B.318

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	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	



ID: 684	Settlement: Shenstone	Location: Land south and east of Shenstone Court	Ward: Shenstone
<p>Site falls within BEA and contributions to this project may be required.</p> <p>BAS and SBI are within 1km and the impact on them may need further investigation.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Possible implications due to historic parkland and trees.</p>		<b>Proposed Yield: 54</b>	<b>Current Deliverability:</b> Deliverable

Table B.319

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

Table B.320

ID: 500	Settlement: Shenstone	Location: Shenstone Employment Area	Ward: Shenstone
<b>Site Area (ha):</b> 9.38	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 6.81
<b>Yield Note:</b> 30dph @ 60% on area outside floodzone			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the 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>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>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown impact of SFRA, yield based on area outside floodzone
		<b>When is site likely to come forward?:</b> 11-15 years	
		<b>Proposed Yield:</b> 121	<b>Current Deliverability:</b> Developable

Table B.321

ID: 545		Settlement: Shenstone	Location: land west of Shenstone		Ward: Shenstone
<b>Site Area (ha):</b> 47.82	<b>Source:</b> Submission	<b>Proposal:</b> Residential/Mixed	<b>Size of Proposed Residential (ha):</b> 41.82	<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> 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.					
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to address flood risk would affect viability.</p>
			<b>When is site likely to come forward?:</b> 6-15 years		
			0-5 years	6-10 years	11-15 years
			-	675	81
			<b>Proposed Yield:</b> 756		<b>Current Deliverability:</b> Developable

Table B.322

ID: 738		Settlement: Shenstone	Location: Land adjacent to Court Drive, Shenstone		Ward: Shenstone
<b>Site Area (ha):</b> 5.7	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> indicative of 60% at 30dph, (Submission states 60-70 'family' dwellings)					
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> 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>BAS and SBI are within 1km and the impact on them may need further investigation.</p> <p>Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Possible implications due to historic parkland and trees.</p>			<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
			<b>When is site likely to come forward?:</b> 6-10 years		
			<b>Proposed Yield:</b> 103		<b>Current Deliverability:</b> Developable

Table B.323

No decision has been taken to allocate 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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731  
228

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### SHLAA Assessment Sites by Source Stonnull

#### Key

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

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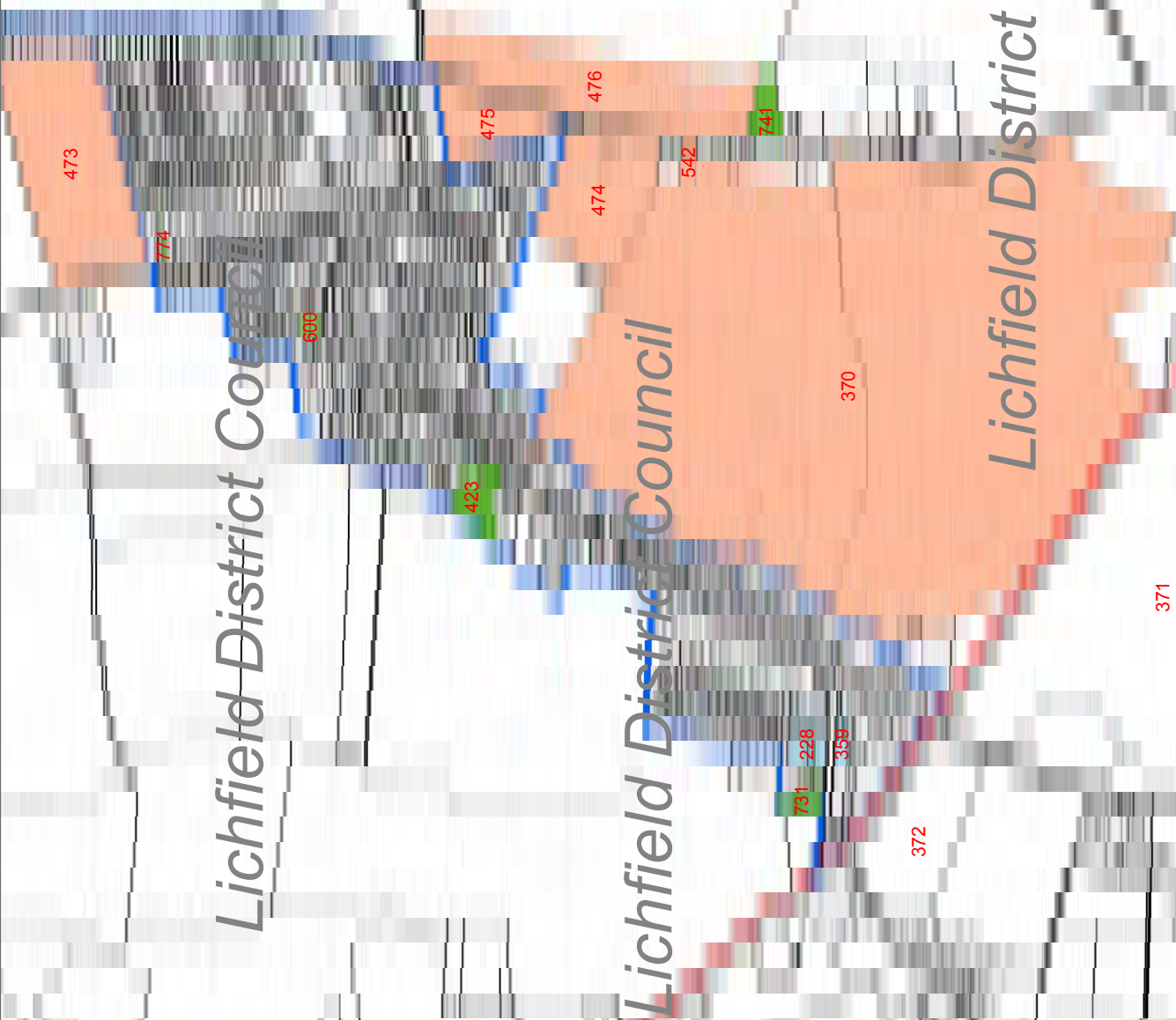
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### SHLAA Assessment Sites by Deliverability

#### Key

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

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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
731	Main Street, Wordsley House,	Planning Permission Full	11/00739/FUL	2	Deliverable
741	Thornes Hall Farm, Stonnall	Planning Permission Full	11/00602/COU	1	Deliverable
774	Cartersfield Lane	Planning Permission Full	11/01387/FUL	1	Deliverable

Table B.324

ID: 370	Settlement: Stonnall	Location: Main Street/Chester Road (plot 1)		Ward: Stonnall
Site Area (ha): 31.38	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 31.38	Density Rate (dph): 30
Yield Note: 30dph @ 60% has been used				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> 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.325

ID: 473	Settlement: Stonnall	Location: Cartersfield Lane, land east of		Ward: Stonnall
Site Area (ha): 3.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.42	Density Rate (dph): 30
Yield Note: 30dph @ 60% has been used				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Agricultural tenancy agreements need to be clarified and resolved.</p>		<p><b>Achievability Notes:</b> Unknown how</p>

ID: 473	Settlement: Stonnall	Location: Cartersfield Lane, land east of	Ward: Stonnall
<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>			measures to improve sustainability would impact on viability.
<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><b>When is site likely to come forward?:</b> -</p>	
		<p><b>Proposed Yield:</b> 62</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.326

ID: 474	Settlement: Stonnall	Location: Thornes House	Ward: Stonnall
<p><b>Site Area (ha):</b> 1.82</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 1.66</p>
<p><b>Density Rate (dph):</b> 30</p>			
<p><b>Yield Note:</b> Size calculated on area excluding house and orchard as suggested by agent at 30dph @ 80% to reflect existing character of settlement, plus existing house.</p>			
<p><b>Currently Suitable?</b> No</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> No</p>	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Agricultural tenancy agreements need to be clarified and resolved.</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><b>When is site likely to come forward?:</b> -</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><b>Proposed Yield:</b> 40</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.327

ID: 475	Settlement: Stonnall	Location: Church Road & Church Lane	Ward: Stonnall
<p><b>Site Area (ha):</b> 0.82</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.82</p>
<p><b>Density Rate (dph):</b> 30</p>			
<p><b>Yield Note:</b> 30dph @ 80% to reflect existing character of adjacent settlement</p>			
<p><b>Currently Suitable?</b> No</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> No</p>	
<p><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.</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><b>When is site likely to come forward?:</b> -</p>	

<b>ID: 475</b>	<b>Settlement: Stonnall</b>	<b>Location: Church Road &amp; Church Lane</b>	<b>Ward: Stonnall</b>
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.		<b>Proposed Yield: 20</b>	<b>Current Deliverability: Not Developable</b>

**Table B.328**

<b>ID: 476</b>	<b>Settlement: Stonnall</b>	<b>Location: Church Road, east of</b>	<b>Ward: Stonnall</b>
<b>Site Area (ha): 2.88</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.88</b>
<b>Yield Note:</b> 30dph @ 60%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> 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.  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.  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.		<b>Availability Notes:</b> Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 52</b>	<b>Current Deliverability: Not Developable</b>

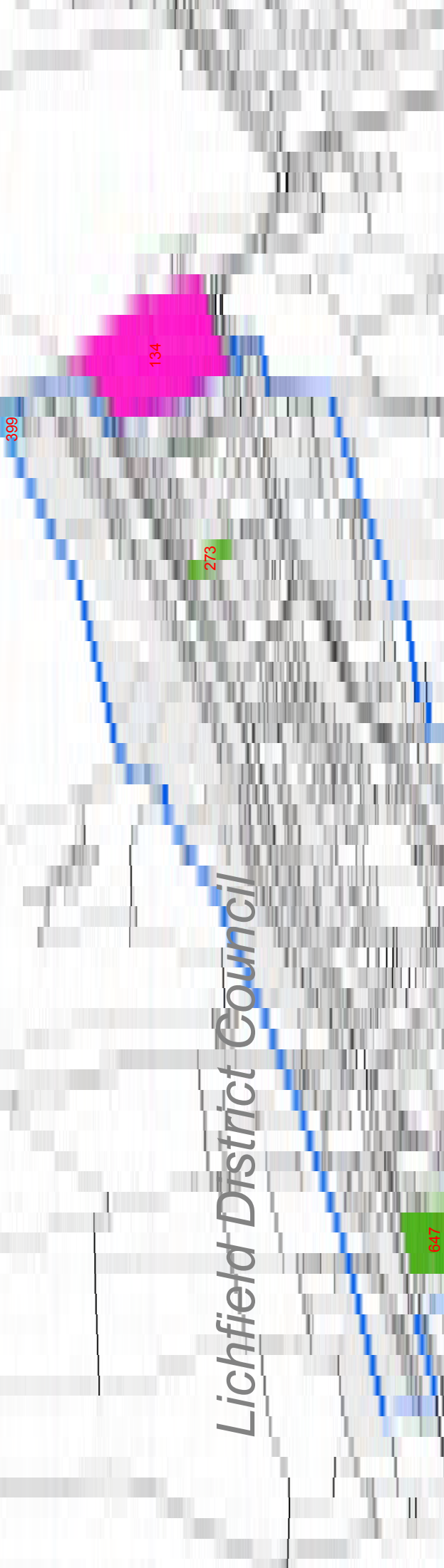
**Table B.329**

<b>ID: 542</b>	<b>Settlement: Other rural</b>	<b>Location: Church Road, land west of, Stonnall</b>	<b>Ward: Stonnall</b>
<b>Site Area (ha): 0.09</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.09</b>
<b>Yield Note:</b> owner indicates 1 property on site			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> 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.  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.  Loss of grade 3 agricultural land may need justification. A BAS is within 1km and the impact on it may need further investigation.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Not Developable</b>

**Table B.330**

No decision has been taken to allocate 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 Upper Longdon

Key	Complete	Expired	Omission Site	Planning Permission	Rural Planning Project	Submission	Survey	Under Construction	Urban Capacity Study
	[Light Blue Box]	[Grey Box]	[Pink Box]	[Green Box]	[Orange Box]	[Yellow Box]	[Tan Box]	[Brown Box]	[Blue Box]

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.

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134

273

647

342

374

### SHLAA Assessment Sites by Deliverability Upper Longdon

#### Key

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

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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.331

ID: 134		Settlement: Upper Longdon		Location: Lower Way, North of		Ward: Longdon	
<b>Site Area (ha):</b> 1		<b>Source:</b> Omission Site		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> 30dph @ 60% has been used to reflect nature and character of settlement. TPO may affect density and yield.							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to mixed communities.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> 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.				<b>When is site likely to come forward?:</b> -			
Investigation of coal subsidence area may be required.				<b>Proposed Yield:</b> 24		<b>Current Deliverability:</b> Not Developable	
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.							

Table B.332

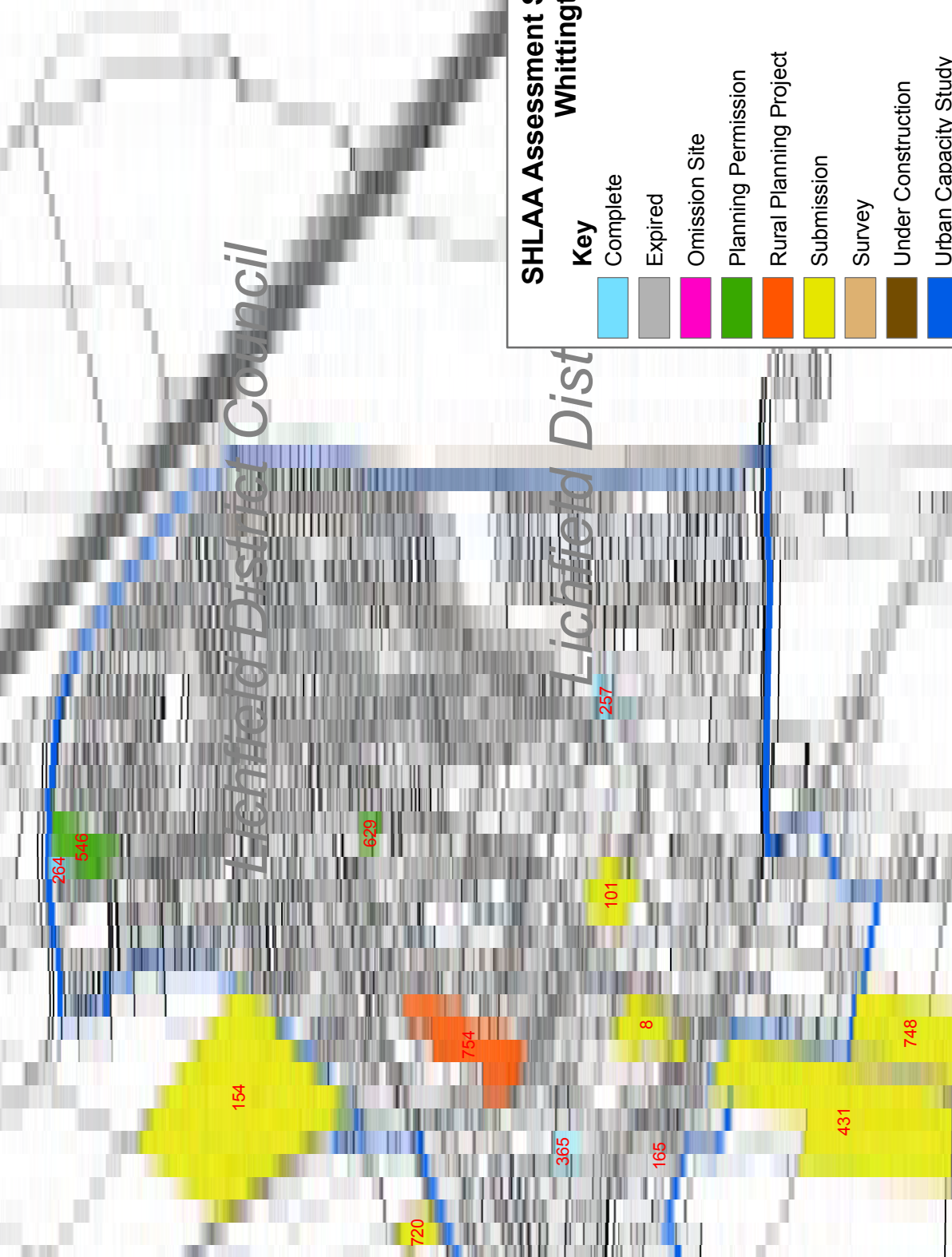
ID: 374		Settlement: Upper Longdon		Location: Woodholme, land to the rear		Ward: Longdon	
<b>Site Area (ha):</b> 0.28		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.28	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> A dph rate of 30 has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

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><b>Proposed Yield: 8</b></p>	<p><b>Current Deliverability:</b> Not Developable</p>	

**Table B.333**

No decision has been taken to allocate 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 Whittington

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

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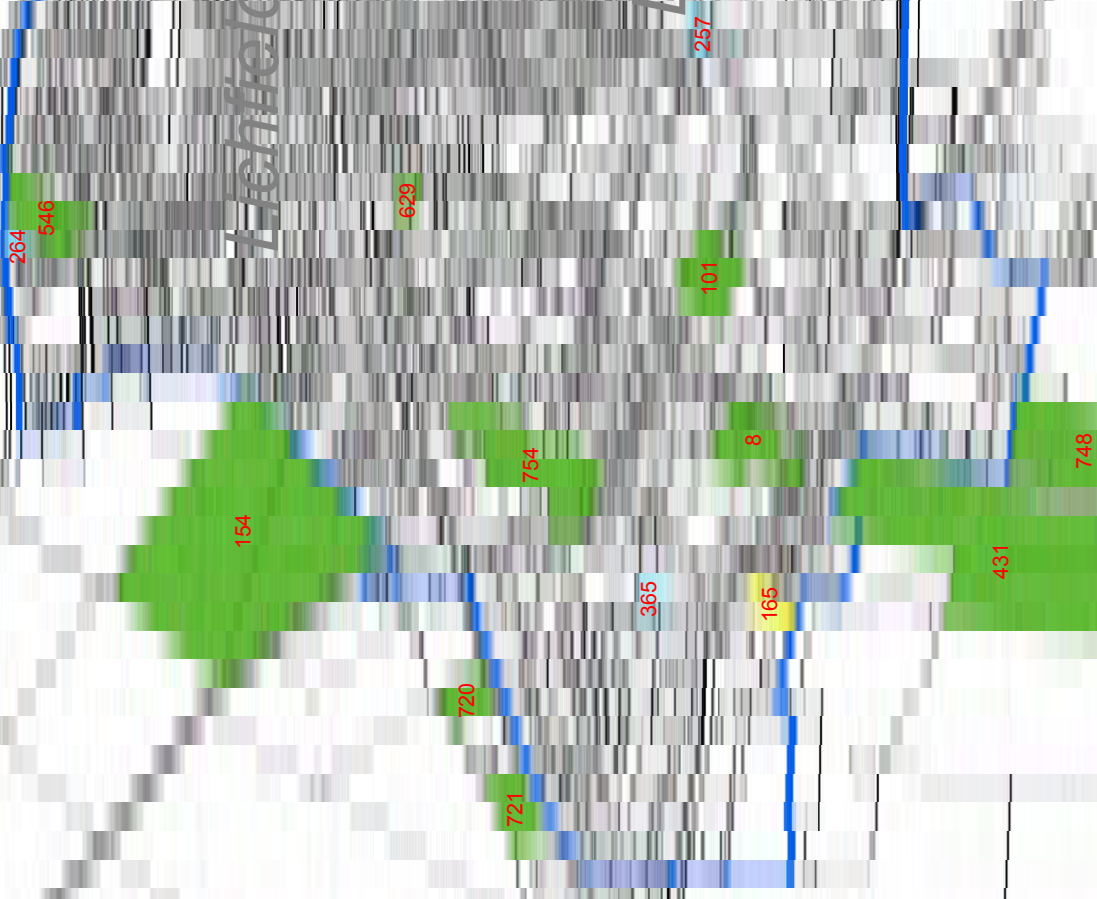
No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.

Lichfield District Council

Lichfield District Council

Lichfield District Council

Lichfield District Council



### SHLAA Assessment Sites by Deliverability Key Whittington

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

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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.334

ID: 8	Settlement: Whittington	Location: Whittington Youth Centre	Ward: Whittington
<b>Site Area (ha):</b> 0.32	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield based on conversion of existing building and building line on new build.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Currently Achievable?</b> Yes	
		<b>Availability Notes:</b> Site put forward by landowner and indicates will come forward within 5 years.	
		<b>Achievability Notes:</b> No known constraints.	
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 10	<b>Current Deliverability:</b> Deliverable

Table B.335

ID: 101	Settlement: Whittington	Location: Cloisters Walk	Ward: Whittington
<b>Site Area (ha):</b> 0.28	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.28
<b>Yield Note:</b> 30dph used to reflect nature and character of settlement. Although careful design required due to Conservation Area and Trees which may reduce density.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Suitability Notes:</b> 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.		<b>Currently Achievable?</b> Yes	
		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
		<b>Achievability Notes:</b> No known constraints.	
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 8	<b>Current Deliverability:</b> Deliverable

Table B.336

<b>ID: 154</b>	<b>Settlement: Whittington</b>	<b>Location: Huddlesford Lane</b>		<b>Ward: Whittington</b>
<b>Site Area (ha): 2.69</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.69</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph used to reflect nature and character of settlement.				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> The site is outside the village boundary but is adjacent to a settlement considered to be sustainable in the RSSS.  Within Greenbelt. Does not wholly comply with current development plan policies in the 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. 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.			<b>Availability Notes:</b> Developer has option to purchase.	<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?:</b> 0 - 5 years	
			<b>Proposed Yield:</b> 60	<b>Current Deliverability:</b> Deliverable

**Table B.337**

<b>ID: 431</b>	<b>Settlement: Whittington</b>	<b>Location: Common Lane, land west of</b>		<b>Ward: Whittington</b>
<b>Site Area (ha): 2.19</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.19</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph used to reflect nature and character of settlement.				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> 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.  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.			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?:</b> 0 - 5 years	
			<b>Proposed Yield:</b> 39	<b>Current Deliverability:</b> Deliverable

**Table B.338**

<b>ID: 546</b>	<b>Settlement: Whittington</b>	<b>Location: The Swan Inn</b>		<b>Ward: Whittington</b>
<b>Site Area (ha): 0.27</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.27</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 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.				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

ID: 546		Settlement: Whittington		Location: The Swan Inn		Ward: Whittington	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 8		<b>Current Deliverability:</b> Deliverable	

Table B.339

ID: 720		Settlement: Whittington		Location: Back Lane, land adj 2 Church Farm House		Ward: Whittington	
<b>Site Area (ha):</b> 0.128		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.128	
						<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> Based on indicative 100% at 30dph							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 4		<b>Current Deliverability:</b> Deliverable	

Table B.340

ID: 721		Settlement: Whittington		Location: Back Lane, land adj 1 Church Farm House		Ward: Whittington	
<b>Site Area (ha):</b> 0.197		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.197	
						<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> Based on indicative 100% at 30dph							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> 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.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 6		<b>Current Deliverability:</b> Deliverable	

Table B.341



<b>ID: 748</b>	<b>Settlement: Whittington</b>	<b>Location: Common Lane, land west of</b>		<b>Ward: Whittington</b>
<b>Site Area (ha): 0.8</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.8</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph for 80% of site used to reflect nature and character of settlement.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> 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>		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 0 - 5 years</b>		
		<b>Proposed Yield: 19</b>		<b>Current Deliverability: Deliverable</b>

**Table B.342**

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

**Table B.343**

<b>ID: 165</b>	<b>Settlement: Whittington</b>	<b>Location: Church Street, 29</b>		<b>Ward: Whittington</b>
<b>Site Area (ha): 0.08</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.08</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> Yield based on previous planning application which has now expired				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<p><b>Suitability Notes:</b> 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.</p>		<b>Availability Notes:</b> Planning permission has now expired		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 6 - 10 years</b>		

<b>ID: 165</b>	<b>Settlement: Whittington</b>	<b>Location: Church Street, 29</b>	<b>Ward: Whittington</b>
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Developable</b>

**Table B.344**

No decision has been taken to allocate 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 Dist

Lichfield District Council

### SHLAA Assessment Sites by Source Key Wigginton

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

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363

106

602

385

45

279

108

544

No decision has been taken to allocate 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

Lichfield District Council<sup>43</sup>

108

363

385

602






106

279

45

544

### SHLAA Assessment Sites by Deliverability Key Wigginton

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

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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.345

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale but has been promoted by landowner/agent.</p>	<p><b>Achievability Notes:</b> 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.346

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><b>Suitability Notes:</b> 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><b>Availability Notes:</b> Site is not currently for sale but has been promoted by landowner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	

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

Table B.347

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

Table B.348



## Schedule of Sites Forming 5 Year Supply

## Appendix C Schedule of Sites Forming 5 Year Supply

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

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
<b>Lichfield</b>									
462	Chruch Street, Tesco	PPF	22	-	22				
464	Friary Outer Car Park	PPF	60	-	35	25			
144	Friarsgate Development	PPF	48	2		48			
145	Victoria Hospital	UC	3	-	3				
418	Beaconsfield House	PPF	13	-					13
55	Birmingham Road, Malthouse	PPF	41	-	16	35			
164	Cherry Orchard, land off	UC	7	-	7				
210	Friary Road	UC	1	-	1				
664	Trent Valley Road, 53	UC	1	-	1				
627	Burton Road, 25	PPO	1	-			1		
607	Burton Road, 45	PPO	4	1					4
674	Friary Road, land adj 24	PPO	1	-			1		
675	Gorse Lane, land rear 2	PPO	1	-					1
183	Sandford Street, 31a	PPF	10	-				10	
771	Upper St John Street, 78	PPF	2	-			2		

iv Remaining where site is under construction (UC)



SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
450	Borrowcop Lane, 65	UC	2	1		2			
568	Cherry Orchard, 2	PPF	1	-		1			
419	Christchurch Lane, 95	PPF	1	-		1			
637	St Michaels School	PPF	7	-	7				
569	Christchurch Lane, 27	PPF	1	-		1			
708	Dam Street, 18	PPF	1	-		1			
571	Dyott Close, 1	PPF	1	-			1		
209	Christchurch Lane, Easter Hill	UC	1	-	1				
646	Grange Lane, Grange Lea	PPF	1	1			1		
606	Lombard Street, 10	PPF	2	-		2			
761	Bird Street, 28	PPF	3	-		3			
614	Upper St John Street, 143/145	PPF	4	2		4			
760	Beecroft Avenue, 1	PPO	2	-					2
191	Borrowcop Lane, 25	PPF	1	-		1			
728	Quarry Hills Lane, 4 & 6	PPF	5	2		5			
88	Quarry Hills Lane, land adj Garthfell House	PPF	1	-		1			
555	Shortbutts Lane, 75	PPF	1	-			1		
601	Tamworth Street, 38	PPF	1	-				1	
691	Upper St John Street, 80a	PPF	1	-				1	

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
699	Frog Lane, Holme	PPF	1	-	1				
733	Dam Street, Pool House	UC	3	-	3				
673	Walsall Road, Abbey House	PPF	1	-		1			
430	Walsall Road, Blair House	PPF	3	1		3			
<b>Burntwood</b>									
156	Queen Street, 82-84	PPF	10	-	10				
712	Ogley Hay Road, 140	UC	2	-		2			
460	Springhill Road, 103	UC	1	-	1				
560	Summerfield Road, land adj 1	UC	2	-		2			
392	Woodhouses Road, 74	UC	1	1		1			
617	Rugeley Road, 19	UC	1	-		1			
163	Cannock Road, 21	PPO	2	-				2	
616	Chase Road, 236	PPO	1	-				1	
709	Chawner Close, land at	PPO	1	-				1	
615	Triangle Tavern	PPO	6	-					6
698	Kingsdown, land at 2	PPO	1	-				1	
557	Oakdene Road, 104	PPO	1	-				1	
750	Baker Street, land at	PPO	2	-				2	
409	High Street, Casamia 58b	UC	8	1	8				

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
563	Ashmead Road, 41	UC	1	-	1				
640	Chase Road, former dental practise	PPF	3	-	3				
722	Springhill Road, 33 & 40	PPF	4	2		4			
626	High Street, 87	PPF	1	-		1			
Replacement Dwelling	Oak Lane, 15	PPF	1	1		1			
726	Sanderling Rise, land adj 1	PPF	1	-	1				
744	Thorpe Street, 2	PPF	1	-	1				
471	Rugeley Road, 123	PPF	1	-	1				
587	Rugeley Road, 109 & 111	PPF	1	-	1				
682	Chase Road, The Centurion	PPF	1	-	1				
<b>Rugeley ERZ</b>									
173	Rugeley ERZ	PPO	252	-		25	72	95	
585	Rugeley ERZ (Phase 1) Persimmon	UC	5	-	5				
586	Rugeley ERZ (Phase 2a) Barratt	UC	36	-	36				
697	Rugeley ERZ (Phase 2b) Barratt	PPF	72	-	64	8			
754	Rugeley ERZ (Phase 3) Persimmon	PPF	117	-		67	50	3	

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
<b>Fradley</b>									
240	Old Hall Lane, Old Hall Farm	UC	5	-	3	2			
391	Church Lane, Church Farm	PPF	1	-		1			
762	Forrester Close, Pumping Station	PPF	1	-		1			
700	Long Lane, 4	PPF	1	-			1		
<b>Fazeley, Mile Oak &amp; Bonehill</b>									
118	Laurel House	UC	27	1	27				
117	The Boathouse	PPF	14	1	14				
115	Tolsons Mill	PPF	100	-		50	50		
262	Stud Farm Drive, 9	UC	1	-	1				
773	Park Lane, The Bungalow	PPF	2	1				2	
171	Reindeer Road, 1	PPO	1	-		1			
100	The Green, 20	PPO	4	-				4	
162	Buxton Avenue/Brook End	PPF	2	-	2				
Replacement Dwelling	Coleshill Road, 17	PPF	1	1			1		
410	Coleshill Street, 61	PPF	5	1		5			

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
<b>Armitage with Handsacre</b>									
690	New Road, 71b	PPF	2	1			2		
772	Harvey Road, 35-37 (Garage Court)	PPF	2	-			2		
421	New Road, land rear 79	PPF	14	1		14			
411	New Road, land rear 62	PPF	9	1			9		
<b>Alrewas</b>									
550	Mill End Lane, 18	UC	1	-		1			
454	Main Street, 60-64	PPF	1	-		1			
752	Essington House Farm (Conversions)	PPF	6	2		4	2		
610	Tudor Chocolates Workshop	PPF	4	-		4			
<b>Shenstone</b>									
168	Oakdale, Lynn Lane	UC	13	-		13			
558	Pinfold Hill, 31	PPO	4	1			4		
608	Pinfold Hill, 62	PPO	1	-			1		
565	Barnes Road, land adj	PPF	1	-		1			
688	St Johns Hill, land adj 38	PPF	1	-			1		

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply					
					2012/13	2013/14	2014/15	2015/16	2016/17	
<b>Whittington</b>										
546	The Swan Inn	PPF	9	-		9				
629	Main Street, 51	PPF	2	-	2					
<b>Little Aston</b>										
Replacement Dwelling	Beech Gate, 3	UC	1	1	1					
223	Forge Lane, Home farm	UC	4	-	4					
Replacement Dwelling	Horsey Lane, Woodhouse	UC	1	1	1					
Replacement Dwelling	Newick Avenue, 23	UC	1	1	1					
338	Roman Road, The Garth	UC	1	1	1					
620	Roman Road, Melbourne House	PPO	2	1				2		
203	Cornerways, land adj	PPF	1	-				1		
Replacement Dwelling	Squirrel Walk	PPF	1	1				1		
160	Brockton House	UC	2	-	2					
Replacement Dwelling	Hardwick Road, 31	PPF	1	1					1	
220	Roman Road, high Beeches	UC	1							1

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
Replacement Dwelling	Roman Road, Cheswardine	PPF	1	1			1		
628	Little Aston Lane, 47	PPF	5	-			2	3	
Replacement Dwelling	Newick Avenue, 6a	PPF	1	1				1	
735	Blake Street, land rear 28	PPF	1	-			1		
Replacement Dwelling	Roman Way, Roman Park	PPF	1	1			1		
Replacement Dwelling	Squirrel Walk	PPF	1	1			1		
179	Roman park, The Thorns	PPF	2	1			2		
Replacement Dwelling	Burnett Road, 31	PPF	1	1				1	
<b>Clifton Campville</b>									
556	Main Street, 114-116	UC	1	-			1		
746	Lullington Road, 2	PPF	7	3			7		
444	Chestnut Lane, 11	PPO	1	-				1	
<b>Colton</b>									
683	Bellamour Way, Croft House	UC	2	1			2		
79	Littlehay Manor (Conversions)	UC	3	-			3		

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply					
					2012/13	2013/14	2014/15	2015/16	2016/17	
	Lloyds Cottages	PPF	1	-	1					
<b>Drayton Bassett</b>										
672	Salts Lane, Willow End	PPF	2	1	2					
<b>Elford</b>										
597	Church Road, The Rectory	PPF	2	1	2					
696	The Square, Former Post Office	PPF	1	-	1					
702	The Square, The Crown Inn	PPF	3	-	3					
<b>Edingale</b>										
407	Pessall Lane, 14 & 16	PPF	4	2	4					
734	Croxall Road, land between Fort Joe & Joe's Cave	PPO	1	-			1			
<b>Hill Ridware</b>										
276	Ultoxeter Road, 56	PPF	2	1	2					
737	School Lane, Avondale	PPF	3	-	3					
255	Royal Oak	PPF	9	-	-					

iv Remaining where site is under construction (UC)



SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
<b>Harlaston</b>									
595	Haunton Road, The Homestead	PPF	1	-		1			
<b>Kings Bromley</b>									
678	Manor Road, Manor Cottage	PPF	1	-			1		
<b>Longdon</b>									
725	Brook End, 13	PPF	1	-		1			
<b>Stonnall</b>									
600	Main Street, 133	UC	1	-		1			
Replacement Dwelling	Main Street, 124	PPF	1	1		1			
774	Cartersfield Road, Amalfi	PPF	1	-				1	
731	Main Street, Wordsley House	PPF	2	-			2		
423	Main Street, Royal Oak PH	PPF	12	1			6	6	
<b>Upper Longdon</b>									
273	Upper Way, 23	PPF	1	-		1			
647	Upper Way, 93	PPF	3	-			3		

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply					
					2012/13	2013/14	2014/15	2015/16	2016/17	
Replacement Dwelling	Horsey Lane, Woodhouse	UC	1	1	1					
<b>Rural North</b>										
564	Ashmore Brook Farm	UC	1	-	1					
243	Parchfields House Farm	UC	1		1					
596	The Old Coach house, Bellamour Old Hall	UC	1	-	1					
732	Lea Lane, land at Wilderly Barn	UC	1	-	1					
689	Abnalls Lane, The Stables	PPF	1	-		1				
630	Bardy Lane, Brereton Cross Farm	PPF	1	-		1				
730	Shute Hill, Studwat House	PPF	1	-		1				
742	Pipe Road, Hall Farm	PPF	1	-		1				
285	Greenacres, Newlands Lane	PPF	1	1						
625	Cowhill Lane, Fox Meadow Farm	PPF	1	-		1				
692	Ford Lane, Hill Farm	PPF	1	-		1				
<b>Rural South &amp; East</b>										
196	Chesterfield Farm	UC	1	-		1				
208	Drayton Lane End Farm	UC	1	-		1				
226	Lamb Farm, London Road	UC	7	-			7			

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
358	Mill Dam House	UC	1	-	1				
238	Oak Dairy Farm	UC	1	-	1				
261	Stonnall House Farm, Mill Lane	UC	4	-	4				
643 & 743	The Olde Corner House Hotel (Muckley Corner)	UC	5	-	5				
635	Ash Tree Lane, Hill Farm	PPF	1	-		1			
Replacement Dwelling	Birmingham Road, Sabaar Lodge	PPF	1	1		1			
Replacement Dwelling	Canwell Hall	PPF	1	1			1		
679	Drayton Lane, Barn Cottage	PPF	1	-		1			
572	Green Barns Farm	UC	4	-		4			
Replacement Dwelling	Syerscote Lane, Cleat Hill Farm	PPF	1	1		1			
578	Little Hay Lane, Home Farm Buildings	PPF	1	-				1	
Replacement Dwelling	Scotland Lane, Oak Tree House	PPF	1	1			1		
592	Stockford Lane, Williford Farm	PPF	3	-				3	
741	Church Road, Thornes Hall Farm	PPF	1	-					1
598	Upfields Farm	PPF	2	-				2	
676	Walsall Road, Ivy House Cottage	PPF	1	1					1

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Status	Gross Yield <sup>(iv)</sup>	Demolition/Conversion	Five Year Supply				
					2012/13	2013/14	2014/15	2015/16	2016/17
638	Watling Street, Bucks Head Farm	PPF	9	-			4	5	
715	Wood Lane, Watford Gap Nursery	PPF	1	-			1		
639	Watling Street, Wall Lane Farm	PPF	1	-			1		
<b>Burntwood SHMA</b>									
685	Pipehill Farm, Walsall Road	UC	2	-	1				
711	Lichfield Road, Edial Hall	PPF	3	-			3		
624	Padbury Lane, Hillside Farm	PPF	1	-		1			
Replacement Dwelling	Pool Road, Highfields Farm House	PPF	1	1		1			
749	Coney Lodge Farm	PPF	1	-		1			
392	Woodhouses Road, 74	PPF	1	1		1			
<b>Lichfield SHMA</b>									
693	Sandyway Farm, Walsall Road	PPF	3	-		3			

Table C.1 Sites with Planning Permission

iv Remaining where site is under construction (UC)

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2012/13	2013/14	2014/15	2015/16	2016/17
<b>Lichfield</b>								
403	Former HSBC Hire, Streethay	72	-		22	50		
59	Sandford Street, 29	10	-				10	
415	Buffer Depot, Trent Valley	75	-				25	
636	Lichfield Day Service, Cherry Orchard	24	-		24			
31	St Johns Hospital	37	-			37		
60	Angel Croft Hotel	19	-		19			
44	St Chads House, Cross keys	12	-	12				
64	Cherry Orchard, 41 (Humpty Dumpty Nursery)	8	-	8				
567	Bore Street, The Bengal	1	-		1			
582	Netherbeacon, rear of 1	1	-	1				
594	Tamworth Street, 1,3,5	3	-		3			
361	Netherstowe House	10	-	10				
164	Cheery Orchard	7	-		7			
381	Staford Road	4	-			4		
633	Land at Fosseyway	5	-	5				
668	George Lane, 18	1	-	1				

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2012/13	2013/14	2014/15	2015/16	2016/17
755	Bloomfield Crescent Garage Court	5	-					5
756	Bloomfield Crescent Garage Court (2)	6	-				6	
757	Dimbles Lane Garage Court	3	-		3			
758	Hewit Close Garage Court	3	-		3			
759	City Wharf Remaining	29	-		25			4
703	Shortbutts Lane, rear of 75	4	-		4			
739	King Edward VI School	32	-				7	25
740	King Edward VI School, garden/allotment	3	-		3			
103	Burton Road, land off (Streethay)	38	-		13		25	
<b>Burntwood</b>								
3	Rear of Lambourne House	17	-			17		
496	Cannock Road, land south	17	-			17		
99	St Jospehs Church	8	-		8			
478	Bridge Cross Garage	20	-				20	
129	Rugeley Road, 19	6	-		6			
98	High Street, 51-55	8	-		8			
763	High Street, 7-9	11	-		11			
152	The Greyhound PH	22	-		22			

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2012/13	2013/14	2014/15	2015/16	2016/17
479	High Street, 103	13	-				13	
458	Queen Street, 32	3	1	3				
584	Queen Street, 20B	1	-	1				
4	Chase Terrace Primary School	30	-					30
7	Maple Close	120	-		40		40	40
198	Rake Hill, land adj 15	7	-	7				
<b>Rugeley ERZ</b>								
157	Rugeley ERZ Local Centre	80	-	25	25	25	25	5
<b>Fazeley</b>								
440	The Green, 14	7	-			7		
96	Fazeley Saw Mill	25	-					25
97	Bonehill Mill	25	-	25				
200	Coleshill Street, 59	2	-			2		
723	Gainsborough Drive, 1	2	-			2		
<b>Airewas</b>								
36	Bagnall Lock	16	-		6		10	

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2012/13	2013/14	2014/15	2015/16	2016/17
<b>Shenstone</b>								
644	Pinfold Hill, Plough and Harrow	4	-				4	
<b>Whittington</b>								
8	Whittington Youth Centre	10	-				10	
101	Cloisters Walk	8				8		
<b>Harlaston</b>								
85	Fish Pitts Farm	14	-					14

Table C.2 Deliverable SHLAA Sites





## Windfall Evidence

## Appendix D Windfall Evidence

### Evidence for Windfall Allowance

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

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

Year	Number of Windfalls granted Planning Permission
2008-2009	16
2009-2010	72
2010-2011	33
2011-2012	33

Table D.1 Windfall Sites

Tables E2 - E5 include all of the sites which have been included within the windfall calculation.

2008-2009					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
448	Burntwood	Squirrels Hollow, land adj 8	Erection of a detached bungalow	08/00003/OUT	1
453	Burntwood	High Street 33, Chase Terrace	Demolition of existing and erection of 3 dwellings	07/01028/FUL	2
454	Alrewas	Main Street, 60-64	Erection of 2 dwellings and 1 apartment	07/01029/FUL	3
455	Shenstone	Main Street, land rear 60	Erection of 5 dwellings	07/01219/FUL	5
457	Hopwas	Nursery Lane 17	Erection of 1 dwelling	07/00916/FUL	1
457	Burntwood	Queen Street 32	Conversion of dwelling to 3 apartments	07/01142/FUL	2

2008-2009					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
460	Burntwood	Springhill Road 103	Erection of a bungalow	07/01162/FUL	1
471	Burntwood	Rugeley Road 123	Erection of 1 dwelling	07/00783/OUT	1
<b>Total Windfall Yield</b>					<b>16</b>

Table D.2 Windfall Sites 2008-2009

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
547	Other Rural	Curborough House Farm	Conversion of outbuilding to residential	08/00667/COU	1
552	Burntwood	Princess Street 78A	Conversion to form 2 flats	08/00565/FUL	1
555	Other Rural	Wood End Farm	Conversion of barn to form 1 dwelling	08/00683/COU	1
556	Clifton Campville	Main Street, land rear 114-116	Erection of 1 bungalow	08/00612/OUT	1
557	Burntwood	Oakdene Road 104	Erection of 1 bungalow	08/01050/OUT	1
561	Lichfield	Wyrley Close, corner of	Erection of 1 dwelling	08/00500/OUT	1
562	Other Rural	Aldridge Road, 144 (Former Brooklands Nursery)	Erection of 1 bungalow	08/00785/FUL	1
564	Other Rural	Ashmore Brook Farm	Conversion of outbuilding to residential	08/00676/COU	1
566	Other Rural	Warren House Farm	Barn conversion to form 1 dwelling	09/00081/COU	1
567	Lichfield	Bore Street. The Bengal	Change of use of store to studio	08/00800/COU	1
570	Shenstone	Court Drive, The Cart Hovel	Barn conversion to form 1 dwelling	08/01308/COU	1
572	Other Rural	Green Barns Farm	Barn conversion to form 4 dwellings	08/00343/COU	4
573	Lichfield	Greenhough Road, land adj 10	Erection of 1 detached dwelling	08/01014/FUL	1

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
575	Other Rural	Hobstone Lane, land off	Erection of 1 detached dwelling	08/00551/REM	1
576	Burntwood	Ironstone Road, land off	Erection of a detached dwelling	08/00901/FUL	1
578	Other Rural	Home Farm Buildings	Conversion of outbuilding to residential	09/00005/COU	1
580	Alrewas	Main Street, 5-7	Change of use to residential (2 flats) and 1 detached dwelling	08/00297/COU	
581	Alrewas	Mill End Lane 16	Erection of detached dwelling	09/00118/FUL	1
584	Burntwood	Queen Street 20b	Change of use from office to residential	08/00334/COU	1
589	Shenstone	Shenstone Court Farm	Barn conversion to form 4 dwellings	08/01300/COU	3
592	Other Rural	Williford Farm	Barn conversion to form 4 dwellings	08/00914/COU	3
594	Lichfield	Tamworth Street 1,3,5	Conversion of first and second floor from office to 3 flats	08/00497/COU	3
595	Harlaston	The Homestead	Barn conversion to form 1 dwelling	08/01217/FUL	1
596	Other Rural	The Old Coach House	Conversion to form 1 dwelling	08/00818/COU	1
598	Other Rural	Upfields Farm	Change of use from farm office to 2 dwellings	08/01129/FUL	2
599	Lichfield	Upper St John Street 76	Change of use to residential	08/01083/COU	1
601	Lichfield	Tamworth Street 38	Change of use to residential	09/00574/COU	1
602	Wigginton	Post Office Farm	Barn conversion to form 2 dwellings	09/00376/COU	2
604	Lichfield	Bird Street 6a	Conversion of first and second floors from office to 2 flats	09/00339/COU	2

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
606	Lichfield	Lombard Street 10	Change of use of engineering works to form 2 dwellings	09/00486/COU	2
609	Lichfield	Land at Fosseyway Cottage	Erection of 2 dwellings	09/00712/FUL	2
610	Alrewas	Main Street, Tudor Choclates Workshop	Demolition of existing building and erection of 4 dwellings	09/00721/FUL	4
613	Burntwood	High Street 8	Loft conversion to form apartment with access	09/00860/COU	1
617	Burntwood	Rugeley Road 19	Change of use to residential	08/01187/COU	1
621	Fazeley	Victoria Drive 6	Change of use to residential	09/00969/COU	1
622	Mavesyn Ridware	The Creamery, Manor Farm	Removal of condition to enable the property to be used as an independent dwelling	09/01021/FUL	1
624	Burntwood	Hillside Farm	Change of use of outbuilding to a dwelling	09/00932/COU	1
625	Fradley	Fox Meadow Farm	Change of use to residential	09/01074/COU	1
630	Other Rural	Brereton Cross Farm	Barn conversion to form 1 dwelling	09/01139/COU	1
635	Lichfield	Hill Farm	Barn conversion to form 1 dwelling	09/01002/COU	1
638	Other Rural	Bucks head Farm	Conversion of agricultural buildings to form 9 dwellings	09/01030/COU	9
639	Other Rural	The Barn, Wall Lane Farm	Barn conversion to form 1 dwelling	09/00556/COU	1
640	Burntwood	Chase Road, former dental surgery	Change of use to form 2 flats	09/01290/COU	2
664	Lichfield	Trent Valley Road 53	Conversion of cellar to 1 bed flat	10/00151/FUL	1

2009-2010					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
<b>Total Windfall Yield</b>					<b>72</b>

Table D.3 Windfall Sites 2009-2010

2010-2011					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
673	Lichfield	Walsall Road, Abbey House	Change of use for bed and breakfast to residential	10/00360/COU	1
674	Lichfield	Friary Road, land adj 24	Erection of 1 dwelling	10/00336/OUT	1
679	Other Rural	Drayton Lane, Barn Cottage	Barn conversion to form 1 dwelling	10/00659/COU	1
682	Burntwood	Chase Road, The Centurion PH	Conversion of PH to form 1 dwelling and the erection of 2 dwellings	10/00467/FUL	3
689	Other Rural	Abnalls Lane, The Stables	Use of existing residential accommodation as independent dwelling	10/01071/FUL	1
691	Lichfield	Upper St John Street 80a	Change of use to residential	10/01101/COU	1
692	Other Rural	The Hill Farm	Barn conversion to form 1 dwelling	10/00880/COU	1
693	Lichfield	Walsall Road, Sandyway Farm	Barn conversion to form 3 dwellings	10/00580/COU	3
695	Other Rural	Packington Fields Farm	Agricultural workers dwelling	10/00763/OUT	1
696	Elford	Former Post Office	Change of use to residential	10/01148/COU	1
699	Lichfield	Frog Lane, Holme	Change of use to residential	10/01397/COU	1
702	Elford	The Crown Inn	Conversion of PH, outbuilding to form 2 dwellings and erection of 1 dwelling	10/01110/FUL	3
708	Lichfield	Dam Street 18	Change of use to residential	10/01580/COU	1

2010-2011					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
709	Burntwood	Chawner Close, land at	Erection of 1 bungalow	10/01414/OUT	1
710	Lichfield	Bird Street 11	Change of use of first and second floor office to 3 apartments	10/00926/COU	3
711	Other Rural	Lichfield Road, Edial Hall	Conversion of outbuildings to form 3 dwellings	11/00023/COU	3
715	Other Rural	Wood Lane, Watford Gap Nurseries	Agricultural workers dwelling	11/00004/FUL	1
717	North Tamworth	Arkall Farm	Conversion of agricultural buildings to form 6 dwellings	11/00022/COU	6
<b>Total Windfall Yield</b>					<b>33</b>

Table D.4 Windfalls 2010-2011

2011-2012					
SHLAA ID	Settlement	Location	Description of Proposal	Planning Application Reference	Proposed Yield (Net)
722	Burntwood	Springhill Road 38 & 40	Conversion of 2 semi-detached dwellings into 4 flats	11/00523/FUL	2
724	Burntwood	Cottage Lane 58	1 new dwelling	11/00056	1
725	Longdon	Brook End 13	Conversion of existing ancillary accommodation to form 1 new dwelling	11/00471/FUL	1
731	Stonnall	Main Street, Wordsley House	Conversion of outbuildings to form 2 dwellings	11/00739/FUL	2
732	Other Rural	Lea Lane, land at Wilderley Barn	Change of use of outbuilding to live and work unit	11/00745/COU	1
733	Lichfield	Dam Street, Pool House	Change of use of coach house to from dwelling and erection of 2 dwellings	11/00377/FUL	3
735	Other Rural	Blake Street, land rear 28	Change of use of coach house into 1 dwelling	11/00777/COU	1

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

Table D.5 Windfall Sites 2011-2012



## 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