

# Five Year Housing Land Supply Paper 2016

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## 1 Introduction

**1.1** This paper provides the latest five year housing land supply position for Lichfield District (at 1<sup>st</sup> April 2016). The Five Year Housing Land Supply Paper 2016 has been published alongside the Strategic Housing Land Availability Assessment 2016 (SHLAA), Employment Land Availability Assessment (ELAA) and Authority Monitoring Report (AMR) as part of Lichfield District Council's suite of monitoring documents. In previous years the five year housing land supply calculation and evidence has been contained within the SHLAA. However, it has now been determined that the five year housing land supply and five year gypsy and traveller sites calculations will be contained within this separate document which will be updated annually alongside the SHLAA.

**1.2** The National Planning Policy Framework (Paragraph 47) sets out that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years worth of housing land when set against their housing requirements. Local Authorities are also required to demonstrate a five year housing land supply in relation to their Gypsy, Travellers and Travelling show people requirements ([Planning Policy for Traveller sites August 2015](#) paragraph 10).

**1.3** This paper sets out an assessment of whether there is a five year supply of deliverable housing land and gypsy and traveller sites in Lichfield District for the period of April 2016 - March 2021. This assessment sets out the current supply positions in Lichfield District at 1<sup>st</sup> April 2016.

## 2 Methodology

### National guidance & deliverable housing land

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

**2.2** The Planning policy for traveller sites (PPTS) was published in August 2015 and provides detailed national policy in relation to the provision of sites for Gypsies, Travellers and Travelling Showpeople. Paragraph 10 of the PPTS requires authorities to identify a five year supply of sites against their locally set targets in much the same way as is required with housing land.

**2.3** The NPPF and PPTS state that for sites to be considered deliverable they should:

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

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

**2.5** 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 where sites:

- are under construction;
- have outline, detailed or reserved matters permission, resolution to grant planning permission subject to s106;
- are an allocated site in the Lichfield District Local Plan (including 'made' or advanced neighbourhood plans where conclusions have been made by the independent examiner with regards to any proposed allocations); or
- are owned by a developer or have known developer interest, or are advertised for sale.

**2.6** 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
- Where considered to be in conformity with current planning policy.

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

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

**2.8** 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 1<sup>st</sup> April 2016. The assessment considers the 5 year period from 01 April 2016 - 31 March 2021.

**2.9** Deliverable sites without Planning Permission: sites without the benefit of planning permission which have been identified through the Strategic Housing Land Availability Assessment 2016 to date as being deliverable and are supported in principle by existing local planning policies.

**2.10** 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 survey responses. The assumed yield and annual completion rates on large sites, follows the methodology set out in the SHLAA 2016.

## Housing requirement & Gypsy and Traveller site requirement

**2.11** The adopted Lichfield District Local Plan Strategy seeks to deliver 10,030 dwellings between 2008-2029. This equates to an annual requirement of 478 (inclusive of 500 homes to meet the needs of Tamworth Borough Council and 500 to meet the needs of Cannock Chase District Council) This is the annual housing target that will be used for the purposes of the five year calculation.

**2.12** With regards to sites to accommodate for the needs of Gypsies, Travellers and Travelling Showpeople the adopted Local Plan seeks to deliver 14 residential pitches and 5 transit pitches within the plan period. This will be the requirement that will be used for the purposes of the five year supply calculation.

## Five year supply methodology

**2.13** The NPPF requires Local Authorities to demonstrate five years housing supply of deliverable sites with an additional 5% buffer, (or 20% where there has been a record of persistent under delivery of housing) moved forward from later in the plan period to provide choice and competition in the market for land (NPPF Paragraph 47). The Inspectors Report into the Lichfield District Local Plan Strategy (Paragraph 214) concludes that Lichfield District does not have a record of persistent under delivery and as such a 5% buffer should be applied in Lichfield District.

**2.14** The Planning Practice Guidance (Paragraph 035 ID: 3-035-20140306) states that local authorities should aim to deal with any under-supply in housing delivery within the first five years of the plan period where possible. The PPG provides some flexibility and further states that where this is not possible local planning authorities will need to work with neighbouring authorities under the Duty to Cooperate. At the Local Plan Strategy hearing sessions the District Council presented evidence that dealing with the under supply in the first five years (the 'Sedgefield' approach) was not an appropriate approach for Lichfield District and that an approach where the shortfall is spread across the remaining years of the plan period would be appropriate (the 'Liverpool' approach)<sup>(i)</sup>. The Inspectors Report into the Lichfield District Local Plan Strategy (Paragraphs 210-213) considers the approach to be used when calculating the land supply within Lichfield District. The Inspector concluded that the Liverpool approach to deal with any shortfall should be used when calculating housing supply figures within Lichfield District.

**2.15** For clarity and simplicity the same approach has been applied to the five year supply calculation with respect of sites for Gypsies and Travellers.

## Windfall Allowance

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

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

consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance of 50 dwellings per annum within the housing trajectory. Detail of the windfall allowance is included at Stage 3 of the SHLAA 2016 methodology.

## Non-Implementation Rate

**2.17** Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring as demonstrated in table 2.1. The table shows that a very small number of permissions lapse annually, with most being implemented. The figures for 2010-2011 show a significantly higher number of dwellings having planning permission expired and this is caused by several large planning permissions expiring which were granted during 2008/2009 at the height of the housing boom prior to the economic down turn. A record of the lapsed planning permissions can be found at Appendix 2.

Year	Number of Dwellings Expired within Financial Year	Total Commitments extant	% Commitments lapsed
2001-2002	12	1,111	1.08%
2002-2003	18	1,002	1.80%
2003-2004	7	1,704	0.41%
2004-2005	11	2,588	0.42%
2005-2006	15	2,251	0.66%
2006-2007	5	2,235	0.22%
2007-2008	14	1,908	0.73%
2008-2009	24	1,885	1.27%
2009-2010	42	1,839	2.28%
2010-2011	218 (23 without large expired schemes)	1,476	14.77%
2011-2012	42	1,191	3.52%
2012-2013	29	1,794	1.62%
2013-2014	13	2,506	0.5%
2014-2015	54	3,314	0.02%
2015-2016	28	3,549	0.18%
<b>Total</b>	<b>519 (324 without large expired schemes)</b>	<b>30,353</b>	<b>1.71% (1.07% without large expired schemes)</b>

Table 2.1 Record of Lapsed Permissions

**2.18** The total number of dwellings delivered over this period was 5,704, which demonstrates that approximately 9.1% of dwellings were 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 5.7%. In previous years 5% has been used as the non-implementation rate and it is considered that evidence suggests this remains a realistic rate to apply.



## 3 The Five Year Supply of Housing Land

### The Five year Supply of Deliverable Housing

#### Calculating the Requirement

Annual Target = 478 dwellings per annum

Five Year Requirement (478x5) = 2,390

- 2008-2016 Requirement = 478 x 8 = 3,824
- Net Completions 2008-2016 = 1,881

Shortfall = 3,824 – 1,881 = 1,943

#### 'Liverpool' Approach

Shortfall divided by remaining years of plan period (13 Years remain) = 1,943/13 = 149

Annual requirement for five year supply = 478+149 = 627

Five Year Requirement = 627x5 = 3,135

**3.1** The assessment demonstrates that there is a five year supply of housing land in the District at 1<sup>st</sup> April 2016 compared to the local target set through the Local Plan Strategy when applying the method approved by the Local Plan Inspector. All the data for sites contained within the Five Year Supply can be found at Appendix 1 .

**3.2** This calculation uses the figures for sites under construction and with planning permission for residential schemes (at 1st April 2016) and sites considered deliverable within the SHLAA which are not currently within the planning process. Therefore, not all deliverable sites have been included in this calculation. Sites which are not in conformity with current planning policy (contained within the NPPF and the Lichfield District Local Plan Strategy) have been removed from the five-year supply. It should be noted that the SHLAA is a 'policy off' document as such sites may be assessed as 'deliverable' by the SHLAA but not included within the five year supply as the SHLAA doesn't discount sites on solely policy considerations.

**3.3** The calculation includes the Strategic Development Allocations (SDAs) proposed through the Local Plan Strategy which have yet to gain planning permission. The assumed delivery of these sites has been revised from those contained within the Local Plan Strategy to take account of the latest information regarding their delivery. Additionally allocations made through Neighbourhood Plans where these are either 'Made' or at an advanced stage having progressed through independent examination have been included within the five year supply.

**3.4** The District's position at the 1st April 2016 is as follows:

Dwellings		
A	Sites with planning permission (total yield deliverable within 5 year period) <sup>(ii)</sup>	3,361
A1	SDA and NP Allocation Deliverable Capacity (assumed delivery within 5 year period) <sup>(iii)</sup>	325
B	Sites not currently within the planning process but identified as deliverable within the SHLAA that are in line with current policy (total yield deliverable within 5 year period) <sup>(iv)</sup>	479
C	Windfall Allowance (@50 dwellings per year)	250
D	Deliverable Capacity at 01/04/2016 (A+A1+B+C)	4,415
E	Non-implementation rate (5%) - 5% of D	221
F	Demolitions/Conversions away (appendix C)	45
G	Net Deliverable Capacity in five year period (D-(E+F))	4,149

Table 3.1 Supply of sites to be included in 5 year calculation

H	Annual Requirement	627
I	Requirement for five year supply (Hx5)	3,135
J	Requirement for five year supply with 5% buffer (5% of five year requirement before shortfall = 120)	3,255
K	Requirement for five year supply with 20% buffer (20% of five year requirement before shortfall = 478)	3,613
L	Annual Requirement for five year supply with 5% buffer (J/5)	651
M	Annual Requirement for five year supply with 20% buffer (K/5)	723
5% Buffer	Number of Years Supply with 5% Buffer (G/L)	6.37
	Surplus (G-J)	+894
20% Buffer	Number of Years Supply with 20% Buffer (G/M)	5.73
	Surplus (G-K)	+536

Table 3.2 5 Year Calculation 'Liverpool Approach'

ii Appendix 1 Table 1.1

iii Appendix 1 Table 1.2

iv Appendix 1 Table 1.3

**3.5** Table 6.3 shows that at 1st April 2016 a 6.37 year housing supply can be demonstrated within District when using the approach confirmed by the Local Plan Inspector (If a 20% buffer were applied there would be a 5.73 year supply).

### Housing Trajectory - Five Year Supply

3.6 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 1.

Year	Five Year Supply												
	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions	277	107	329	208	252	329	231	204	-	-	-	-	-
<b>Projected Completions (Gross)</b>													
Projected Completions (With Planning Permission) <sup>(v)</sup>	-	-	-	-	-	-	-	-	339	626	822	880	694
SDA Deliverable Capacity (assumed delivery within 5 year period) <sup>(vi)</sup>	-	-	-	-	-	-	-	-	0	0	75	125	125
Projected Completions (Deliverable SHLAA Sites) <sup>(vii)</sup>	-	-	-	-	-	-	-	-	0	0	90	180	209
Average Windfall Rate	-	-	-	-	-	-	-	-	50	50	50	50	50
<b>Annual Total (Gross)</b>	-	-	-	-	-	-	-	-	<b>389</b>	<b>676</b>	<b>1037</b>	<b>1235</b>	<b>819</b>
<i>Non-implementation rate (5%) taken off gross total</i>	-	-	-	-	-	-	-	-	19	34	52	62	41
<b>Demolitions &amp; Conversions Away</b>	4	5	13	7	13	5	5	4	9	9	9	9	9
<b>Annual Total (Net)</b>	273	102	316	201	239	324	226	200	361	633	976	1164	769
<b>Cumulative/Projected Completions</b>	273	375	691	892	1131	1455	1681	1881	2242	2875	3851	5015	5784

Table 3.3 Housing Trajectory

v Appendix 1 Table 1.1

vi Appendix 1 Table 1.2

vii Appendix 1 Table 1.3

## 4 The Five Year Supply of Gypsy and Traveller Sites

**4.1** The most recent national guidance is contained within 'Planning policy for traveller sites' (PPTS – August 2015). Paragraph 9 of the PPTS requires Local Planning Authorities to set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

**4.2** Paragraph 10 states that Local planning authorities should, in producing their Local Plan;

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

**4.3** Policy H3 (Gypsies, Travellers & Travelling Showpeople) of the Local

### Calculating the Requirement

Pitches required within plan period (2008-2029) = 19 (14 residential pitches plus 5 transit pitches)

- Five Year requirement  $(19/21 \times 5) = 4.5$
- 2008-2016 Requirement =  $0.9 \times 8 = 7.2$
- Pitches delivered (2008-2016) = 7

### 'Liverpool' Approach

Remaining pitch requirements  $(19 - 7) = 12$

Requirement divided by remaining years of plan period (13 years remain) =  $12/13 = 0.9$

Five Year Requirement =  $0.54 \times 5 = 4.5$

**4.4** The Local Plan Strategy set out how sites for Gypsies and Travellers and travelling showpeople will be allocated within the Local Plan Allocations document and lists a set of criteria to govern where they should be located. Paragraph of the Local Plan Strategy 8.22 sets out the identified need for 14 residential pitches and 5 transit pitches within Lichfield District to 2028, as per the District Council's Gypsy and Traveller Accommodation Assessment 2007 and the 2012 GTAA update.

**4.5** The table below sets out the Council's up-to-date position on its 5 year housing land supply as required by the PPTS.

<b>Identified supply of pitches (2016-2029)</b>	
Sites with planning permission at 31/03/2016	0
Sites allocated at 31/03/2016	0
<b>Total committed supply at 31/01/2016</b>	<b>0</b>

Table 4.1 Five Year Calculation 'Liverpool' Approach

**4.6** Table 4.1 indicates that whilst there has been a relatively high level of provision in the first part of the plan period, there are insufficient pitches to meet the Council's 5 year housing land requirement. A schedule of those sites which have contributed to the supply of pitches within the plan period is contained at Appendix 3. The Local Plan Strategy and Policy H3 confirm that allocations to meet the remaining requirement for Gypsy and Traveller pitches will be considered through the Local Plan Allocations document.

## Appendix 1: Schedule of sites forming five year housing land supply

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

NB - the following abbreviations are used:

- PPF - Full Planning Permission (*PPFs106 - resolution to grant planning permission subject to s106 agreement*);
- PPO - Outline Planning Permission (*PPOs106 - resolution to grant planning permission subject to s106 agreement*); and
- UC - Under Construction.

Table 1.1 Sites with Planning Permission

SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
<b>Lichfield</b>										
462	Tesco, Church Street	PPF	22	-						22
39	Eastern Avenue, Integral/Hepworths works	PPF	77	-			25	50		2
44	Cross Keys, St Chads House	PPF	12	-		12				
89 & 90	Walsall Road & Limburg Avenue, Hallam Park	PPF	157	-		25	50	50		32
2	The Friary, land adjacent Lichfield Library	UC	45	-		45				
164	Cherry Orchard, land off	UC	7	-			7			
627	Burton Road, 25	PPO	1	-					1	
786	Gorse Lane, 2	PPF	2	1		2				

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
703	Shortbutts Lane, land rear 75	PPF	4	-		4				
874	Beacon Gardens, land adj 20	PPF	1	-		1				
60	Beacon Street, Angel Croft Hotel	PPF	9	-		9				
64	Cherry Orchard, 41 (Humpty Dumpty)	PPF	8	-		8				
61	Grange Lane, The Windmill PH	PPF	12	-					12	
806	Ferndale Road, 22	PPF	1	-		1				
63	Upper St John Street, The Greyhound PH	PPO	8	-				8		
836	Cross Keys, Forme 'What' store	PPF	35	-						35
915	Tamworth Street, 15	PPF	1	-		1				
918	Scotch Orchard, 4	PPF	1	-			1			
919	Bird Street, Minster House	UC	2	-	2					
54	Tamworth Street, Former Kwik Save	PPFs106	15	-						15
920	Christchurch Lane, land adj The Old Vicarage	PPF	1	-				1		
925	Minster Pool Walk, St Marys Old School	PPF	1	-		1				

viii Yield remaining where site is under construction



Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
936	St Johns Street, St Johns Hospital	UC	18	-	18					
Replacement Dwelling	Gaia Lane, 25	UC	1	1	1					
968	Brownsfield Road, land adjacent 9	PPF	1	-		1				
988	Brownfield Road, land adjacent 22	PPF	1	-		1				
996	Beacon Street, 149-151	PPF	1	-		1				
965	Giffords Croft, land adjacent 7	UC	1	-	1					
Replacement Dwelling	Grange Lane, 14	PPF	1	1			1			
1012	The Leasowe, 30	PPF	1	-		1				
1009	Gaia Lane, 19	PPF	1	-			1			
1015	Bore Street, 19	PPF	1	-		1				
1018	Friday Acre, 27	PPF	1	-		1				
999	Sandford Street, 6A	PPF	3	-		3				
993	Curborough Road, 19 (Former SPAR)	UC	4	-			4			
782	Wade Street, 53, Bank Chambers	UC	2	-			2			

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
125 & 408	East of Lichfield (Streethay) SDA	PPF	750 (640 deliverable within the first five years)	-	40	150	150	150	150
109, 378 & 414	South of Lichfield SDA	PPOs106	450	-		50	150	150	100
<b>Burntwood</b>									
163	Cannock Road, 21	PPO	2	-					2
616	Chase Road, land adjacent 236	UC	1	-	1				
763	High Street, 7-9	PPFs106	11	-				11	
557	Oakdene Road, 104	PPO	1	-			1		
821	High Street, land rear 161-167	PPF	7	-		7			
851	Rake Hill, 13	UC	3 (2 remain to be completed)	-	2				
857	Lawnswood Avenue, 1-3	PPF	2	-		2			
862	Woodhouses Road, land adjacent to 163	PPF	1	-		1			
864	Bridge Cross Road, land rear 20	UC	1	-	1				

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
872	High Street, 57, land rear Post Office	PPF	1	-		1				
873	Water Street, 6	PPF	1	-			1			
903	Lichfield Road, 34	PPF	1	-			1			
924	Farewell Lane, land adj 24	PPO	2	-					2	
926	Chorley Road, Boney Hay Concrete Works	PPF	7	-						7
932	Boney Hay Road, land rear 66	UC	1	-		1				
946	Princess Street, 78	UC	6 (4 remain to be completed)	-		4				
952	Baker Street, land adj 101	PPF	1	-			1			
800	Rugeley Road, 3	PPF	1	-			1			
156	Queen Street, 82-84	PPF	14	-					14	
750	Baker Street, Land at	UC	7 (1 remains to be completed)	-		1				
152	The Greyhound PC	UC	25 (5 remain to be completed)	-		5				

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
938	Highfields Road, land rear 112	IUC	2 (1 remains to be completed)	-	1				
198	Rake Hill, land adj 15	PPF	3	-	3				
972	Lichfield Road, land adjacent 60	PPO	1	-				1	
975	Rugeley Road, 175 (Chase Terrace)	PPF	3	1					3
478	Bridge Cross Garage	PPF	8	-		8			
479	High Street, 103	UC	10	-	10				
420	Cannock Road, land west of 193	UC	4	-	4				
982	Gorstey Lea, 7	PPF	1	-		1			
980	Cannock Road, 154, Springhill Medical Centre	PPF	4	-					4
1005	High Street, 97-101 & Tricorn House	PPF	7	-			7		
1020	Land at Cresswell Green, Coulter Lane	PPF	1	-		1			
1007	Rake Hill, 7	PPF	5	1		5			
726	Sanderling Rise, land adj 1	UC	1	-	1				

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
497 & 498	East of Burntwood Bypass SDA	UC	351 (345 remain to be completed)	-	50	100	100	95	
<b>Alrewas</b>									
883	Mill End Lane, 10	PPF	2	1 (Sub-division of property so 1 net)		2			
46	Park Road Printers	UC	6 (4 remain to be completed)	-	4				
610	Tudor Choclates Workshop	PPF	4	-					4
943	Micklehome Drive, 35	UC	1	-	1				
944	Chruchill Crescent, land adj 8	PPF	1	-		1			
979	Mill End Lane, Alderhay	PPF	1	-			1		
974	Kings Bromley Road, Jaipur Cottage	PPF	6	-				6	
990	Mickleholme Drive, land adjacent 66	UC	1	-	1				
868	Park Road, land rear 4	PPF	1	-			1		
1011	Main Street, 25	PPF	3	1				3	
945	Summerville Road, 7	PPF	1	-		1			

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
<b>Armitage with Handsacre</b>									
772	Harvey Road, 35-37 (Garage Court)	UC	2	-	2				
888	Rugeley Road, Clarke Hayes	UC	1	-	1				
967	Uttoxeter Road, 70	PPF	2	1		2			
986	New Road, 90	PPF	1	-		1			
950	Old Farm, Old Road Farm	PPF	1	-		1			
91	Spode Avenue, land adjacent Hayes Meadow School	PPOs106	200 (150 deliverable within five year period)	1		50	50	50	
<b>Clifton Campville</b>									
556	Main Street, 114-116	UC	1	-	1				
444	Chestnut Lane, 11	PPF	1	-		1			
991	Main Street, 131, Field House	PPF	1	-			1		
<b>Colton</b>									
959	Newlands Lane, land at	PPF	1	-					1

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
75	High Street, 2, Aspley House	UC	2	-	2				
998	Narrow Lane, Chase View	PPF	1	-		1			
<b>East of Rugeley</b>									
848	Rugeley ERZ (Phase 4 & 5)	UC	25 (25 remainin to be completed)	-	25				
157	East of Rugeley SDA (Canal-side site)	UC	54	-	25	29			
<b>Fazeley, Mile Oak &amp; Bonehill</b>									
115	Tolsons Mill	PPFs106	100	-			50		50
807	Brook End, land off	PPO	3	-			3		
929	Watling Street, 407	PPF	1	-		1			
942	Manor Road, land rear 16	PPF	1	-	1				
171	Reindeer Road, 1	PPF	1	-	1				
992	Coleshill Street, 8, Post Office	PPF	2	-			2		
100	The Green, 20	PP0	4	-					4

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
<b>Fradley</b>									
391	Church Farm, Church Lane	PPF	1	-	1				
762	Forrester Close, Pumping Station	PPF	1	-			1		
700	Long Lane, 4	PPF	1	-	1				
860	Heath Gap, Bear Cottage	PPF	1	-					1
922	Old Hall Lane, land adj 4 Chruch Close	PPF	1	-		1			
840	Fradley SDA - Halifax Avenue	PPO	750	-		75	150	150	150
34	Fradley SDA - Hay End Lane	PPOs106	250 (assumed to deliver after 5 year period as part of wider Fradley SDA)	-					
<b>Hammerwich</b>									
892	Hall Lane, Hammerwich House Far,	PPF	1	-		1			
973	Burntwood Road, 46	PPO	2	-					2

viii Yield remaining where site is under construction



Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
<b>Hill Ridware</b>									
255	Royal Oak	PPF	9	-	9				
135	Uttoxeter Road, Hill Ridware	PPO	42	-		25	14		
<b>Harlaston</b>									
595	The Honestead, Haunton Road	PPF	1	-				1	
85	Fishpitts Farm	PPF	14	-			14		
<b>Hopwas</b>									
916	Nursery Lane, land adj 32	PPF	1	-		1			
<b>Kings Bromley</b>									
858	Manor Road, 1, The Forge	PPF	1	-	1				
894	Alrewas Road, 26 & 28	PPF	1	-		1			
902	Manor Park, Manor Croft	PPF	3	-		3			
917	Manor Walk, land adj Tree Tops	PPF	1	-				1	
Replacement Dwelling	Alrewas Road, 18	PPF	1	1			1		

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
941	Manor Park, Kew	PPF	1	-				1	
13	Lichfield Road, Kings Bromley	UC	16	-	16				
<b>Little Aston</b>									
620	Melbourne House, Roman Road	UC	2 (1 remains to be completed)	1	1				
203	Cornerways, land adj	PPF				1			
220	High Beeches, Roman Road	UC	1	-		1			
Replacement Dwelling	Newick Avenue, 6A	PPF	1	1		1			
Replacement Dwelling	Walsall Road, 57A	PPF	1	1			1		
886	Woodside Drive, land at	PPF	1	-					1
937	Keepers Road, Nether Barrow	PPF	2	1			2		
Replacement Dwelling	Squirrel Walk, 16	UC	1	1		1			
966	Newick Avenue, rear of 27	PPF	1	-					1
Replacement Dwelling	Roman Park, 2	PPF	1	1		1			

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
<b>Longdon</b>									
725	Brook End, 13	UC	1	-	1				
1016	Brook End, 15, Hartlands	PPF	1	-		1			
<b>North of Tamworth</b>									
43	Browns Lane, land at	UC	165	-	25	50	50	40	
<b>Other Rural - Rural North SHMA</b>									
870	Shaw Lane, Shaw Lane Farm	PPF	1	-	1				
871	Lysways Lane, Hanch Hall	PPF	1	-		1			
914	Blithbury Road, longacre Farm	PPF	1	-			1		
934	Hallow Lane, Bank Top Farm	PPF	1	-		1			
796	Stoneywell Lane, Benbrook Farm	UC	1	-	1				
Replacement Dwelling	Dark Lane, The Cottage	PPF	1	1					1
970	Lichfield Road, Edial House Farm	PPF	3	-				3	
981	Blithbury Road, Colton Mill Farm, Colton	PPF	2	-					2

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
987	Newlands Lane, Barn at Lower Newlands Farm, Blithbury	PPF	1	-			1			
976	Fox Lane, Elmhurst Hall Farm, Elmhurst	PPF	3	-						3
985	Cross in hand Lane, AshmoreBrook, The Granary, Farewell	PPF	1	-			1			
1010	Uttoxeter Road, Priory Farm, Blithbury	PPF	4	-				4		
1014	Rough Park Lane, Fawley Farm	PPF	1				1			
1019	Parchfield Enterprise Park, Unit 1, Blithbury Road	PPF	1	-			1			
1016	Horsey Lane, Beadesert Park Farm	PPF	1	-			1			
1022	Colton Road, Station Works	PPO	14	-						14
812	Pipe Lane, Quintins Orchard Farm	UC	2	-				2		
Replacement Dwelling	Lower Lane, Orchard Cottage	PPF	1	1				1		
Replacement Dwelling	Lysways Lane, The Spinney	UC	1	1					1	

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
Replacement Dwelling	Commonside, Fairview	PPF	1	1				1	
Replacement Dwelling	Orchard Cottage, Lower Lane, Chorley	PPF	1	1				1	
Replacement Dwelling	Cowhill Lane, land at Fox Meadow Farm	PPF	1	1		1			
Replacement Dwelling	Pipe Lane, The Bungalow	PPF	1	1				1	
<b>Other Rural - Rural South &amp; East SHMA</b>									
226	Lamb Farm, London Road	UC	7	-		7			
Replacement Dwelling	Birmingham Road, Sabaar Lodge	PPF	1	1			1		
Replacement Dwelling	Canwell Hall	PPF	1	1			1		
Replacement Dwelling	Syerscote Lane, Cleat Hill Farm	PPF	1	1		1			
Replacement Dwelling	Scotland Lane, Oak Tree House	PPF	1	1			1		
592	Stockford Lane, Williford Farm	UC	3	-		3			
51	Tamworth Road, Packington Hall, Whittington	PPOs106	24	-					24

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
811	London Road, Weeford Park Farm	PPF	4	-		4				
846	Mill Lane, The Dingle	PPF	1	-			1			
850	Footherley Lane, Footherley Cottages	UC	4	4						
854	London Road, Weeford Park Farm (Barn Conversions)	PPF	2	-		2				
855	Chester Road, 731A	PPF	1	-		1				
Replacement Dwelling	Chester Road, Fishpond Cottage	PPF	1	1			1			
Replacement Dwelling	Heath Road, Darnford Bridge Farm	PPF	1	1			1			
875	Fisherwick Road, The Woodshed, Tamhorn Park Farm	PPF	1	-			1			
880	Flats Lane, 17	PPF	1	-		1				
889	Tamworth Road, Ingley Hill Farm	PPF	2	-						2
778	Manor Lane, Manor Farm	PPF	1	-		1				
797	Lynn Lane, Former sewage treatment works	PPF	1	-					1	
827	Brockhurst Lane, Stockfields	PPF	1	-		1				

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission										
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply					
					2016/17	2017/18	2018/19	2019/20	2020/21	
910	Barracks Lane, Warren House Farm (Barns)	PPF	2	-		2				
912	Birmingham Road, 176	UC	2 (1 remains to be completed)	-	1					
927	Yamworth Road, Ingle Hill Farm (Barns)	PPF	1	-		1				
928	Ash Tree Lane, Hill Farm (Barns)	PPF	2	-			2			
931	Church Hill, 145, Field Cottage	PPF	1	-					1	
933	Mill Lane, The Barn	PPF	1	-		1				
935	Footherley Lane, Footherley Hall	PPF	26	-				26		
Replacement Dwelling	Croxall Road, White Knights Cottage	PPF	1	1		1				
Replacement Dwelling	Raikes Lane, Gayley House	PPF	1	1					1	
984	Drayton Lane, Waste Transfer Station	PPF	2	-			2			
989	Ashcroft Lane, Barn west of Grange Farm Bungalow	PPF	2	-			2			
994	Hungry Lane, The Old Smithy	PPF	1	-			1			

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
969	Burton Road, The grove, Huddlesford	PPF	1				1		
1000	Plantation Lane, The Bodnetts	PPF	1	-			1		
1001	Birmingham Road, Creative Plant Nursery, Shenstone Wood End	PPF	1	-			1		
1013	Main Road, Wigginton Fields Farm	PPF	1	-			1		
1002	Fisherwick Wood Lane, Pool House, Fisherwick	PPF	1	-			1		
Replacement Dwelling	Fisherwick Road, Sheepwash Farm, Fisherwick	PPF	1	-			1		
715	Wood Lane, Watford Gap Nursery	PPF	1	-				1	
<b>Other Rural - Burntwood SHMA</b>									
Replacement Dwelling	Pool Road, Highfields Farm	PPF	1	1					
Replacement Dwelling	Springle Styche Lane, The Yard	PPF	1	1				1	
<b>Shenstone</b>									
608	Pinfold Hill, 62	PPF	1	-			1		

viii Yield remaining where site is under construction



Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
Replacement Dwelling	Court Drive, 2	PPF	1	1				1	
Replacement Dwelling	Church Road, 7	PPF	1	1		1			
951	Main Street, 1a, Shenstone Post Office	UC	2	-	2				
Replacement Dwellings	Court Drive, 46, 48, 48A	PPF	3	3				3	
<b>Stonnull</b>									
774	Cartersfield Road, Amalfi	PPF	1	-	1				
890	Lynn Lane, Lynn Hall	PPF	2	1		2			
<b>Upper Longdon</b>									
1023	Upper Way, 76, Sunny Corner	PPF	1	-				1	
647	Upper Way, 93	UC	3	-	3				
<b>Whittington</b>									
893	Fisherwick Road, 19	PPF	1	-		1			
1004	Main Street, 46b	PPF				1			

viii Yield remaining where site is under construction

Table 1.1 Sites with Planning Permission									
SHLAA ID	Site Location	Status	Gross Yield <sup>(viii)</sup>	Demolition/Conversion Away	Five Year Supply				
					2016/17	2017/18	2018/19	2019/20	2020/21
823	Vicarage Lane, Whittington Cricket Pavillion	PPF	1	-	1				
Total Demolitions/Conversions Away				41					
<b>TOTAL</b>					339	626	822	880	694

Table 1.1 Sites with Planning Permission

Please note that table 1.2 includes the Strategic Development Allocations (SDAs) proposed through the Local Plan Strategy which have yet to gain planning permission (where SDA's have planning permission or a resolution to grant subject to s106 they are included within table 1.1).

Table 1.2 includes proposed allocations made through emerging and/or 'made' neighbourhood plans within Lichfield

Table 1.2 Deliverable Strategic Development Allocations (SDAs)									
SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply					
				2016/17	2017/18	2018/19	2019/20	2020/21	
32	South of Lichfield Cricket Lane SDA	450 (assumed to deliver after 5 year period)	-						
128	South of Lichfield Deans Slade Farm SDA	450	-		75	100			100

viii Yield remaining where site is under construction

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2016/17	2017/18	2018/19	2019/20	2020/21
30	Shenstone Neighbourhood Plan Allocation (Lynn Lane, Employment Area) <sup>(ix)</sup>	50	-			25		25
Total Demolitions/Conversions Away			0					
<b>TOTAL</b>				<b>0</b>	<b>0</b>	<b>75</b>	<b>125</b>	<b>125</b>

Table 1.2 Deliverable Strategic Development Allocations (SDAs)/Neighbourhood Plan Allocations

SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply				
				2016/17	2017/18	2018/19	2019/20	2020/21
<b>Lichfield</b>								
59	Sandford Street, 29	10	-					10
415	Buffer Depot, Trent Valley	75 (50 deliverable within first 5 years)	-			25		25
31	St Johns Hospital	18	-					18
614	143/145 Upper St John Street	4	-			4		
813	Land at Rosaries	9	-			9		

ix Shenstone Neighbourhood Plan has been subject to examination and has received favourable examiner's report.

Table 1.3 Deliverable SHLAA Sites										
SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply						
				2016/17	2017/18	2018/19	2019/20	2020/21		
144	Birmingham Road redevelopment (Friarsgate) <sup>(x)</sup>	95	2			25	50	20		
668	George Lane, 18	1	-			1				
906	Welsey Road, land at	4	-			4				
755	Bloomfield Crescent, Garage Court	5	-			5				
756	Bloomfield Crescent Garage Court 2	6	-			6				
758	Hewit Close Garage Court	3	-			3				
739	King Edward VI School	32	-				7	25		
740	King Edward VI School, garden/allotment	3	-			3				
103	Burton Road, land off, Streethay	38	-				25	13		
<b>Burntwood</b>										
496	Land south of Cannock Road	17	-							17
99	St Josephs Church	8	-			8				
129	Rugeley Road, 19	6	-			6				
98	High Street, 51-55	8	-			8				
4	Chase Terrace Primary School	30	-				5	25		

x Obtained Planning Consent following the base date of this report - site will be included in deliverable sites with planning permission in subsequent documents

Table 1.3 Deliverable SHLAA Sites									
SHLAA ID	Site Location	Gross Yield	Demolition/Conversion	Five Year Supply					
				2016/17	2017/18	2018/19	2019/20	2020/21	
841	Cannock Road, Olaf Johnson Site	57	-				25		32
7	Maple Close	32	-				25		7
<b>Fazeley, Mile Oak &amp; Bonehill</b>									
440	The Green, 14	7	-						7
723	Gainsborough Drive, 1	2	-				2		
<b>Alrewas</b>									
36	Bagnall Lock, East of A513, South Canal	10	-						10
897	Fox Lane, 41/42	6	2				6		
<b>Whittington</b>									
8	Whittington Youth Centre	10	-					10	
101	Cloisters Walk	8	-				8		
Total demolitions/conversions away				4					
<b>TOTAL</b>				0	0	0	90	180	209

Table 1.3 Deliverable SHLAA Sites

## Appendix 2: Record of lapsed permissions

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

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Applications lapsed (and total yield)	96/00188 (1) 98/00180 (1) 96/00200 (1) 97/00728 (2) 96/00337 (1) 97/00880 (1) 96/00191 (1) 98/00012 (1) 98/01045 (1) 99/00058 (1)	97/00483 (4) 91/00553 (1) 97/00003 (3) 97/00681 (1) 97/00786 (1) 97/00487 (1) 97/01106 (1) 98/00261 (2) 97/01140 (1) 97/01138 (1) 98/00062 (1) 98/01062 (1)	97/00334 (2) 98/00135 (1) 00/00517 (1) 98/00481 (2) 00/00693 (1)	01/00266 (1) 99/00143 (1) 99/00859 (1) 99/00819 (3) 99/00776 (1) 98/00849 (1) 99/00808 (1) 02/00030 (2)	99/00702 (1) 00/00264 (4) 00/00343 (1) 00/00598 (2) 00/00401 (1) 00/00763 (2) 00/00875 (1) 00/00334 (1) 01/00422 (2)	03/01446 (1) 01/01163 (1) 01/00363 (1) 01/00957 (2)	04/01271 (1) 02/00178 (1) 02/01370 (1) 03/01146 (1) 02/01017 (1) 04/00895 (1) 02/00030 (1) 02/00244 (1) 02/00669 (6)	05/00348 (1) 03/00768 (1) 04/01313 (1) 03/00663 (1) 03/01256 (1) 05/01273 (1) 04/01315 (1) 03/00949 (1) 05/01155 (1) 05/00881 (2) 03/01449 (1) 05/00888 (1) 05/00435 (1) 05/01245 (1) 05/00224 (9)
Total yield lapsed	12	18	7	11	15	5	14	28

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Total Commitments	1,111	1,002	1,704	2,588	2,251	2,235	1,908	1,885
% lapsed	1.08%	1.80%	0.41%	0.42%	0.66%	0.22%	0.73%	1.48%

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Applications lapsed (and total yield)	06/00011 (1)	05/00226 (40)	08/00083 (1)	10/00455 (1)	10/00659 (1)	11/00566 (1)	09/01145 (2)
	04/00610 (2)	07/00349 (1)	08/00334 (2)	05/00960 (10)	09/00638 (1)	11/00749 (1)	13/00039 (1)
	06/00648 (1)	07/00437 (1)	08/00444 (1)	09/00426 (1)	11/00023 (2)	11/00865 (4)	12/00869 (2)
	05/00939 (4)	05/00118 (1)	08/00497 (3)	09/00574 (1)	10/01546 (1)	11/00084 (48)	12/01277 (1)
	06/00448 (1)	07/01043 (1)	08/00545 (1)	08/00164 (13)	10/00053 (1)		12/00612 (1)
	05/00547 (1)	07/01137 (2)	08/00551 (1)	09/01074 (1)	10/01054 (1)		11/01363 (2)12/00700 (2)
	06/00872 (2)	07/00397 (4)	08/00785 (1)	09/01075 (1)	09/00772 (4)		12/00995 (4)
	06/00476 (2)	05/00224 (9)	08/00517 (12)	09/00185 (1)	10/01506 (1)		12/00293 (4)
	04/01113 (1)	07/01142 (3)	08/00800 (1)				12/00492 (1)
	06/00304 (1)	06/00667 (1)	08/00676 (1)				10/00700 (1)
	06/00627 (1)	04/00406 (80)	08/01217 (1)				12/00752 (3)
	06/00103 (1)	00/00778 (75)	08/01148 (1)				09/01329 (1)
	04/01324 (1)		08/00832 (12)				12/00567 (1)
	02/01405 (1)		08/00914 (3)				10/00869 (1)
	07/00379 (13)		09/00110 (1)				12/00642 (1)

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	06/00255 (1)						
	04/00315 (1)						
	06/00665 (1)						
	06/00962 (2)						
	06/00856 (1)						
	06/01023 (1)						
	06/01024 (1)						
	06/00592 (1)						
Total yield lapsed	42	218	42	29	13	54	28
Total Commitments	1,839	1,476	1,191	1,794	2,506	3,314	3,549
% lapsed	2.28%	14.77%		1.90%	0.5%	1.6%	0.78%



## Appendix 3: Schedule of Gypsy & Traveller sites

Location	No of pitches approved (net)	Planning reference (date determined)	Date determined	Notes
Land East of "Oakfield" Bonehill Rd, Mile Oak, B78 3PS	1	10/00497/COU	05/07/2011	The use of land for the stationing of caravans for the residential purposes for 1 no. gypsy pitches together with utility/day room and retention of existing shed for storage ancillary to that use
The Poplars Coleshill Road Fazeley Tamworth Staffordshire B78 3SA	6	07/00684/FUL	22/06/2010	Increase number of caravan pitches from 2 to 8 and associated facilities
<b>TOTAL</b>	<b>7</b>			

Table 3.1 Schedule of completed Gypsy & Traveller sites (01/04/2008 - 31/03/2016)