

**Lichfield District Council**  
**Five Year Housing Land Supply Paper 2017**

**August 2017**



Prepared by Lichfield District Council

## **1.0 Contents**

1.0	Contents .....	2
2.0	Introduction .....	3
3.0	Methodology.....	3
	National Guidance: deliverability, availability, achievability.....	3
	Housing requirement and Gypsy & Traveller site requirement .....	4
	Five year supply methodology .....	5
	Windfall allowance.....	5
	Non-implementation rate .....	5
4.0	The five year supply of deliverable housing land .....	7
5.0	The five year supply of Gypsy & Traveller sites .....	10
	Appendix A: Record of lapsed planning permissions.....	12
	Appendix B: Schedule of sites forming five year housing land supply .....	14
	Appendix C: Housing trajectory.....	27
	Appendix D: Schedule of sites forming five year Gypsy & Traveller supply .....	28

## 2.0 Introduction

2.1 This paper provides the latest five year housing land supply position for Lichfield District (at 1<sup>st</sup> April 2017). The Five Year Housing Land Supply Paper 2017 has been published alongside the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Availability Assessment (ELAA) and Authority Monitoring Report (AMR) as part of Lichfield District Council's suite of monitoring documents.

2.2 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).

2.3 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 2017 - March 2022. This assessment sets out the current supply positions in Lichfield District at 1<sup>st</sup> April 2017.

## 3.0 Methodology

### National Guidance: deliverability, availability, achievability

3.1 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).

3.2 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.

3.3 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.

3.4 The footnote to paragraph 47 of the NPPF states that sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within a five year period. 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. For the purposes of this document sites which are allocated within the adopted development plan and those which are proposed to be allocated through the emerging Local Plan Allocations (LPA) document have been included where it is considered they will deliver within the five year period.

3.5 The assessment of availability has been informed by the landowner/agent where they have indicated when the site could be developed. Further evidence in terms of availability has been produced through the [Urban Capacity Assessment](#) (UCA) published in October 2016, where applicable evidence gathered through that assessment has been taken account of within this five year supply paper. Sites have been considered available, where one of the following applies:

- Site is under construction;
- Site has outline, detailed or reserved matters permission, resolution to grant planning permission subject to s106 (unless evidence has indicated the site is no longer available);
- 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);
- Are proposed for allocation through the emerging Local Plan Allocations (LPA) document; or
- Are assessed as being available within the UCA 2016, are owned by a developer or have known developer interest, or are advertised for sale.

3.6 For those sites with planning permission or allocated in the adopted Local Plan (including neighbourhood plans) and the emerging LPA document the assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites are considered to be 'suitable' sites. For sites not identified from these sources the following factors have been taken into consideration to assess sites' suitability. It should be noted that the SHLAA applies a 'policy-off' approach, therefore not all 'deliverable' sites within the SHLAA are considered to be 'suitable' for the purposes of the five year supply:

- Physical problems or limitations;
- Potential impacts;
- The environmental conditions; and
- Where considered to be in conformity with current planning policy.

3.7 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.

3.8 This paper has been based on information available to the District Council at 1<sup>st</sup> April 2017 including planning and building control records, site visits, urban capacity work, consultation representations and information from landowners/agents. The assumed yield and annual completion rates on large sites, follows the methodology set out in the SHLAA 2017.

## **Housing requirement and Gypsy & Traveller site requirement**

3.9 The adopted Lichfield District Local Plan Strategy seeks to deliver 10,030 dwellings between 2008 and 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.

3.10 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**

3.11 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).

3.12 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. 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. The appropriateness of a 'Liverpool' approach was reinforced through appeal decisions published in February 2016 where both the planning inspectors and the Secretary of State confirmed that the 'Liverpool' approach should be used when calculating housing land supply in Lichfield District.<sup>1</sup>

3.13 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**

3.14 The NPPF and PPG make provision for Local Authorities to include a windfall allowance within their five year housing supply where there is 'compelling evidence that such sites have consistently become available' (Paragraph 48). Lichfield District has historically consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance of 55 dwellings per annum within the housing trajectory. Detail of the windfall allowance is included at Stage 3 of the SHLAA 2017 methodology. Additional windfall evidence was produced through the UCA 2016 which supports the windfall allowance of 55 dwellings per annum.

### **Non-implementation rate**

3.15 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

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<sup>1</sup> Appeal decision references: APP/K3415/W/15/3024063, APP/K3415/A/14/2225799 and APP/K3415/A/14/2224354

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 A.

**Figure 1: Expired planning permissions (2001-2017)**

Year	Number of dwellings expired within year	Total commitments extant	% of commitments lapsed
2001-2002	12	1,111	1.08%
2002-2003	18	1,002	1.8%
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%
2016-2017	143 (43 without large expired scheme)	4,724	3%
Total	662 (562 without large expired schemes)	35,077	1.9% (1.5%)

3.16 In previous years a 5% non-implementation rate has been used and it is considered that evidence suggests this remains a cautious and realistic rate to apply. Indeed the Secretary of State Appeal decisions published in February 2017 specifically consider the appropriate non-implementation rate for Lichfield District and conclude that 5% is an appropriate figure to be used.

## 4.0 The five year supply of deliverable housing land

4.1 This section sets out the five year supply of deliverable housing land within Lichfield District and has been produced in accordance with the methodology set out at section 3.0 of this paper.

**Figure 2: Annual requirement calculation**

Calculating the five year requirement	
Annual requirement =	478 dwellings per annum
Five year requirement (478 x 5) =	2,390
2008-2017 requirement (478 x 9) =	4,302
2008-2017 Net completions =	2,203
2008-2017 Shortfall (4,302 - 2,203) =	2,099
<u>Applying a 'Liverpool approach':</u>	
Shortfall ÷ remaining years of plan period (2017-2029) =	2,099 ÷ 12 = 175
Annual requirement + shortfall (478 + 175) =	653
Five year requirement + 20% buffer ((653 x 5) + 653) =	3,918
Annual requirement + 20% buffer (3,918 ÷ 5) =	783.6

4.2 Figure 2 sets out the calculation used to determine the five year requirement. The calculation uses the 'Liverpool' approach to deal with the shortfall, as supported by the local plan inspector and through three recent appeal decisions. When a 20% buffer is applied, as is required by the NPPF this means an annual requirement of 784 dwellings is to be used within the five year supply calculation.

**Figure 3: Summary of supply of sites included within 5 year calculation (Appendix B)**

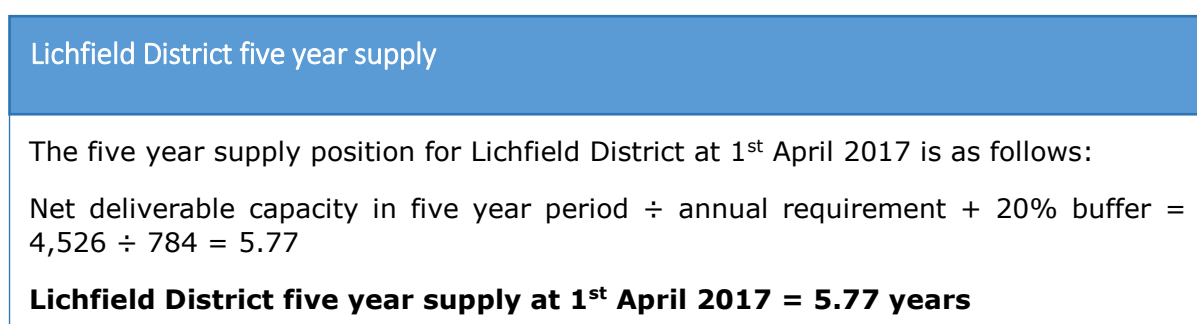
Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	242
B	Committed supply (5+ dwellings) ( <i>including proposed allocations</i> )	1,956
C	Strategic Development Allocations (SDAs)	2,208
D	Windfall allowance (55 dwellings per annum)	275
D1	Gross deliverable capacity (A+B+C+D)	4,681
E	Non implementation rate (5%) taken off committed supply, windfalls ( <i>including proposed allocations</i> )	124
F	Demolitions/conversions away from residential to be removed from supply	31
G	Net deliverable capacity in five year period (D1 - (E+F))	4,526

4.3 Figure 3 provides a summary of the supply of sites which are included within the five year supply calculation and details how the 'net deliverable capacity' is derived. The

supply includes those sites which are under construction and/or benefit from extant planning permission for residential development (at 1st April 2017). Sites which are not in conformity with current or emerging planning policy (contained within the NPPF and the Local Plan Strategy and Allocations documents and neighbourhood plans) 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.

4.4 The five year supply position for Lichfield District at the 1<sup>st</sup> April 2017 is as follows:

**Figure 4: Lichfield District five year housing land supply calculation at 1<sup>st</sup> April 2017**



4.5 The calculation demonstrates that there is a five year supply of housing land in the District at 1st April 2017 compared to the local target set through the Local Plan Strategy. All the data for sites contained within the Five Year Supply can be found at Appendix B.

4.6 Figure 5 provides the trajectory for the five year supply, showing the anticipated delivery of dwellings over the five year period. Appendix B provides a detailed trajectory of individual sites which are summarised in figure 5.

4.7 The trajectory is illustrated at Appendix C, with an updated trajectory for the remainder of the plan period (to 2029).



**Figure 5: Five year housing supply trajectory (2017-2022)**

											Five Year Supply				
	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Past Completions (Gross)	277	107	329	208	252	329	231	204	394						
Committed supply (below 5 dwellings)										60	52	48	43	39	
Committed supply (5+ dwellings) (including proposed allocations)										220	253	462	481	540	
Strategic Development Allocations (SDAs)										374	519	465	450	400	
Windfalls Allowance										55	55	55	55	55	
Annual Gross Completions										709	879	1030	1029	1034	
Non-implementation rate (5%) taken off committed supply and windfalls and LPA allocations										17	18	28	29	32	
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	7	6	6	6	6	
<b>TOTAL NET DWELLINGS</b>	<b>273</b>	<b>102</b>	<b>316</b>	<b>201</b>	<b>239</b>	<b>324</b>	<b>226</b>	<b>200</b>	<b>322</b>	<b>685</b>	<b>855</b>	<b>996</b>	<b>994</b>	<b>996</b>	
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,888	3,743	4,739	5,733	6,729	
TOTAL CUMULATIVE REQUIREMENT	478	956	1,434	1,912	2,390	2,868	3,346	3,824	4,302	4,780	5,258	5,736	6,214	6,692	

## 5.0 The five year supply of Gypsy & Traveller sites

5.1 The most recent national guidance is contained within PPTS. Paragraph 9 of the PPTS requires Local Planning Authorities to set pitch targets for gypsies and travellers 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.

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

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

5.2 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 8.22 of the Local Plan Strategy sets out the identified need for 14 residential pitches and 5 transit pitches within Lichfield District to 2029, as per the District Council's Gypsy and Traveller Accommodation Assessment 2007 and the 2012 GTAA update.

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

**Figure 6: Annual requirement calculation**

Calculating the five year requirement
Pitches/plots required within plan period (2008-2029) = 19 (14 residential + 5 transit pitches)
Annual pitch requirement $(19 \div 21) = 0.9$
Five year requirement $(0.9 \times 5) = 4.5$
2008-2017 requirement $(0.9 \times 9) = 8.1$
2008-2017 net pitches delivered = 7
<u>Applying a 'Liverpool approach':</u>
Remaining pitch requirement $(19 - 7) = 12$
Remaining requirement $\div$ remaining years of plan period = $12 \div 12 = 1$
Five year requirement $(5 \times 1) = 5$

5.4 Figure 6 demonstrates that the five year requirement for Gypsy & Traveller plots is 5 pitches.

**Figure 7: Summary of supply of Gypsy & Traveller pitches (Appendix D)**

Row	Source of dwellings	Total pitches
A	Committed supply of pitches at 1 <sup>st</sup> April 2017	0
B	Supply of pitches allocated ( <i>including proposed allocations</i> )	1
C	Net supply of pitches in five year period (A+B)	1

5.5 Figure 7 provides a summary of the supply of sites which are included within the five year supply calculation and details how the 'net deliverable capacity' is derived. The District Council produced a [Gypsy and Traveller site methodology paper](#) in December 2016 to support the merging LPA document. This document provided a detailed assessment of potential Gypsy & Traveller sites within the district and tested deliverability. The assessment concluded that only one pitch was deliverable. This site is proposed as an allocation within the emerging LPA document. For the purposes of this calculation the proposed allocation is considered as part of the supply of Gypsy & Traveller pitches.

5.6 The five year supply position for Gypsy & Traveller pitches in Lichfield District at the 1<sup>st</sup> April 2017 is as follows:

**Figure 8: Lichfield District five year Gypsy & Traveller supply calculation at 1<sup>st</sup> April 2017**

Lichfield District five year Gypsy & Traveller supply	
The five year supply position for Lichfield District at 1 <sup>st</sup> April 2017 is as follows:	
Net supply of pitches in five year period ÷ annual = 1	
<b>Lichfield District five year Gypsy &amp; Traveller supply at 1<sup>st</sup> April 2017 = 1 year</b>	

5.7 Figure 8 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.

**Appendix A: Record of lapsed planning permissions**

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Applications lapsed (and total yield)	96/0018	97/0048	97/0033	01/0026	99/0070	03/0144	04/0127	05/0034	06/00011	05/00226	08/00083	10/00455	10/0065	11/00566	09/0114	13/00837
	8 (1)	3 (4)	4 (2)	6 (1)	2 (1)	6 (1)	1 (1)	8 (1)	(1)	(40)	(1)	(1)	9 (1)	(1)	5 (2)	(1)
	98/0018	91/0055	98/0013	99/0014	00/0026	01/0116	02/0017	03/0076	04/00610	07/00349	08/00334	05/00960	09/0063	11/00749	13/0003	13/00931
	0 (1)	3 (1)	5 (1)	3 (1)	4 (4)	3 (1)	8 (1)	8 (1)	(2)	(1)	(2)	(10)	8 (1)	(1)	9 (1)	(1)
	96/0020	97/0000	00/0051	99/0085	00/0034	01/0036	02/0137	04/0131	06/00648	07/00467	08/00444	09/00426	11/0002	11/00865	12/0086	13/00889
	0 (1)	3 (3)	7 (1)	9 (1)	3 (1)	3 (1)	0 (1)	3 (1)	(1)	(1)	(1)	(1)	3 (3)	(4)	9 (2)	(1)
	97/0072	97/0068	98/0048	99/0081	00/0059	01/0095	03/0114	03/0066	05/00939	05/0118	08/00497	09/00574	10/0154	11/00084	12/0127	10/01509
	8 (1)	1 (1)	1 (2)	9 (3)	8 (2)	7 (2)	6 (1)	3 (1)	(4)	(1)	(3)	(1)	6 (1)	(48)	7 (1)	(1)
	98/0031	97/0078	00/0069	99/0077	00/0040		02/0101	03/0125	06/00448	07/01043	08/00545	08/00164	10/0005		12/0061	13/00504
	8 (2)	6 (1)	3 (1)	6 (1)	1 (1)		7 (1)	6 (1)	(1)	(1)	(1)	(13)	3 (1)		2 (1)	(1)
	96/0033	97/0048		98/0084	00/0076		04/0089	05/0127	05/00547	07/01137	08/00551	09/01074	10/0105		11/0136	13/00748
	7 (1)	7 (1)		9 (1)	3 (2)		5 (1)	3 (1)	(1)	(2)	(1)	(1)	4 (1)		3 (2)	(1)
	97/0088	97/0110		99/0080	00/0087		02/0003	04/0131	06/00872	07/00397	08/00785	09/01075	09/0077		12/0070	13/01180
	0 (1)	6 (1)		8 (1)	5 (1)		0 (1)	5 (1)	(2)	(4)	(1)	(1)	2 (4)		0 (2)	(1)
	96/0019	98/0026		02/0003	00/0033		02/0024	03/0094	06/00476	05/00224	08/00517	09/00185	10/0150		12/0099	13/01052
	1 (1)	1 (2)		0 (2)	4 (1)		4(1)	9 (1)	(2)	(9)	(12)	(1)	6 (1)		5 (4)	(1)
	98/0001	97/0114			01/0042		02/0066	05/0115	04/01113	07/01142	08/00800				12/0029	13/00939
	2 (1)	0 (1)			2 (2)		9 (6)	5 (1)	(1)	(3)	(1)				3 (4)	(2)
	98/0104	97/0113						05/0088	06/00304	06/00667	08/00676				12/0049	13/00781
	5 (1)	8 (1)						1 (2)	(1)	(1)	(1)				2 (1)	(2)
	99/0005	98/0006						03/0144	06/00627	04/00406	08/01217				10/0070	12/00170
	8 (1)	2 (1)						9 (1)	(1)	(80)	(1)				0 (1)	(1)
		98/0106						05/0088	06/00103	00/00778	08/00114				12/0075	13/00941
		2 (1)						8 (1)	(1)	(75)	8 (1)				2 (3)	(1)
								05/0043	04/01324		08/00832				09/0132	10/00869
								5 (1)	(1)		(12)				9 (1)	(1)
							05/0124	02/01405		08/00914				12/0056	13/01094	
							5 (1)	(1)		(3)				7 (1)	(2)	
							05/0022	07/00379		09/00110				10/0086	12/01067	
							4 (9)	(13)		(1)				9 (1)	(100)	
								06/00255						12/0064	12/00642	
								(1)						2 (1)	(1)	
								04/00315							13/00482	
								(1)							(1)	
								06/00665							13/01185	
								(1)							(1)	
								06/00962							13/01373	
								(2)							(1)	

Lichfield District Council Five Year Housing Land Supply Paper 2017

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
									06/00856 (1) 06/01023 (1) 06/01024 (1) 06/00592 (1)							12/00594 (7) 12/00044 (15)
<b>Total Yield Lapsed</b>	12	18	7	11	15	5	14	28	42	218	42	29	13	54	28	143
<b>Total Commitments</b>	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724
<b>% Lapsed</b>	1.08%	1.80%	0.41%	0.42%	0.66%	0.22%	0.73%	1.48%	2.28%	14.77%	3.52%	1.90%	0.50%	0.02%	0.78%	3%

## Appendix B: 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. 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*);
- UC - Under Construction;
- NP – Neighbourhood plan allocation;
- LPA – Proposed Local Plan Allocations document allocation (abbreviation only used where the site does not have planning permission); and
- RD – Replacement dwelling (replacement dwellings are not included within the SHLAA and therefore do not have a SHLAA ID number).

**Table B.1: Committed supply (0-4 dwellings)**

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
<b>Lichfield City</b>									
627	25 Burton Road	PPF	2				2		
786	Gorse Lane, 2	PPF	2	1		2			
920	Christchurch Lane, land adj The Old Vicarage	PPF	1						
925	Minster Pool Walk, St Marys Old School	PPF	1			1			
968	Brownsfield Rd, Adj 9,	PPF	1			1			
978	Tamworth Street, 19A, Outbuilding	PPF	1						1
988	Brownsfield Rd., Adj 22	PPF	1			1			
996	Beacon Street, 149-151,	PPF	1				1		
965	Giffords Croft, Land Adj 7,	UC	1		1				
RD	Grange Lane, 14	PPF	1	1			1		
RD	Borrowcop Lane, 44	PPF	1	1					1

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
1006	Bird Street, 19 (first and second floors)	UC	3		3				
1012	The Leasowe,30, Lichfield	UC	1		1				
1009	Gaia Lane, 19	PPF	1				1		
1015	Bore Street, 19	PPF	1			1			
1018	Friday Acre, 27, Lichfield	UC	1		1				
1047	Borrowcop Lane, Hillside House	PPF	1					1	
1052	St John Street, rear of St John's House	UC	1					1	
1061	Market Street, 18	PPF	2						2
1063	Lombard Street, Former 'Betta Pets 2'	PPF	2						2
1095	Brownsfield Road, 48	PPF	1						1
1113	Beacon Street, 67-79	PPF	3					3	
999	Sandford Street, 6A,	PPF	3				3		
782	Wade Street, 53 (Bank Chambers)	UC	2		2				
<b>Burntwood</b>									
616	Chase Road, land adj 236	UC	1		1				
557	Oakdene Road, 104	PPO	1					1	
851	Rake Hill, 13	UC	2	1	2				
924	Farewell Lane, land adj 24	PPF	2			2			
932	Boney Hay Road, land rear 66	UC	1		1				
952	Baker Street, land adj 101	PPO	1			1			
972	Lichfield Rd, Adj. 60,	PPO	1				1		
975	Rugeley Rd, 175, Chase Terrace	PPF	3	1			3		
982	Gorstey Lea, 7, Burntwood	PPF	1		1				
980	Cannock Rd, 154, Springhill Medical Centre	UC	4		1				
1007	Rake Hill, 7	PPF	5	1				5	
1020	Land at Cresswell Green, Coulter Ln.,	PPF	1		1				

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
1043	Bank Crescent, land adj 18	PPF	1				1		
1044	New Road, Unit 4	UC	1			1			
780	Rugeley Road, land adj 65	UC	1		1				
1066	Cannock Road, 152 (former Doctors surgery)	PPF	3				3		
1088	Rugeley Road, Fulfen Farm	PPF	1					1	
1091	Norton Lane, 46	PPF	1						
1093	Church Road, 62	PPO	1				1		
1094	High Street, 47-49, Chasetown	PPF	2						2
1068	Lichfield Road, land rear 25	PPF	1			1			
1087	Sycamore Road, land adj 82	PPF	1				1		
1100	Leam Drive, land adj 58	PPF	1						1
1101	Oakdene Road, land adj 78	PPF	1						1
1116	School Lane, land rear 60	PPF	1						1
1106	Chorley Road, 212	PPF	1						1
<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	UC	1			1			
922	Old Hall Lane, land adj 4 Church Close	UC	1			1			
<b>Fazeley, Mile Oak &amp; Bonehill</b>									
807	Brook End, land off	PPF	3				3		
929	Watling Street, 407	PPF	1		1				
171	Reindeer Road, 1	PPF	1		1				
971	Lichfield Street, 119	UC	2			2			
RD	Lichfield Street, 17c	PPF	1	1					1



Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
100	The Green, 20	PPO	4				4		
<b>Armitage with Handsacre</b>									
986	New Rd., 90, Armitage	PPF	1			1			
950	Old Road, Old Road Farm	PPF	1			1			
1067	New Road, land rear 56	PPF	2					2	
1058	Hood Lane, 1	UC	3				3		
1086	Lichfield Road, 41, Armitage	UC	2	1		2			
<b>Alrewas</b>									
230	Main Street, 27	PPF	1						1
868	Park Rd., R/o 4,	PPF	1			1			
1045	Mickleholme Drive, land adj 64	PPF	1				1		
1089	Mickleholme Drive, land adj 78	PPF	1				1		
<b>Shenstone</b>									
608	Pinfold Hill, 62	PPF	1		1				
RD	Church Road, 7	PPF	1	1		1			
RD	Court Drive, 46, 48, 48A	PPF	3	3			3		
<b>Whittington</b>									
1048	Blacksmith Lane, 9-11	UC	1		1				
<b>Clifton Campville</b>									
556	Main Street, 114-116	UC	1		1				
991	131, Main Street, Field House	UC	1			1			
<b>Colton</b>									
959	Newlands Lane, land at	PPF	1				1		
1064	Aspley House 2, High Street	UC	1			1			
998	Narrow Ln., Chase View,	PPF	1		1				

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
<b>Drayton Bassett</b>									
RD	Drayton Lane, 91, Drayton Bassett	UC	1	1		1			
<b>Hammerwich</b>									
892	Hall Lane, Hammerwich House Farm	PPF	1		1				
1080	Burntwood Road, Apple Tree Farm	PPF	2						2
973	Burntwood Rd, 46, Hammerwich	UC	4			4			
<b>Hopwas</b>									
916	Nursery Lane, land adj 32	PPF	1		1				
<b>Kings Bromley</b>									
858	Manor Road, 1, The Old Forge	UC	1		1				
894	Alrewas Road, 26 & 28	UC	1		1				
902	Manor Park, Manor Croft	PPF	1		3				
917	Manor Walk, land adj Tree Tops	PPF	1				1		
977	Manor Walk, Tree Tops	PPF	1					1	
RD	Alrewas Rd., 18,	PPF	1	1		1			
941	Manor Park, Kew	UC	1			1			
<b>Little Aston</b>									
620	Melbourne House, Roman Lane	UC	1	1	1				
203	Cornerways, land adj	UC	1			1			
220	High Beeches, Roman Road	UC	1		1				
966	Newick Avenue, Rear of 27	PPF	1					1	
1039	Burnett Road, 17	PPF	1				1		
RD	Park Drive, Gaydon	PPF	1	1					1
RD	Newick Avenue, 21, Newickwood House	UC	1	1		1			
RD	Roman Park, 6, Limes	PPF	1	1				1	

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
<b>Longdon</b>									
725	Brook End, R/O 13, The Coach House	UC	1		1				
1016	Brook End, 15, Hartlands	PPF	1			1			
<b>Stonnall</b>									
1041	Main Street, 238	PPO	1					1	
<b>Upper Longdon</b>									
1062	Upper Way, 76, Sunny Corner (Conversion of existing dwelling)	PPF	4	1				4	
647	Upper Way, 93	UC	3		3				
<b>Rural north sub-housing market area</b>									
885	Brereton Hill Road, Wishing Well Garage	PPF	4						4
914	Blithbury Road, Longacre Farm	UC	1			1			
796	Stoneywell Lane, Benbrook Farm	UC	1		1				
RD	Dark Lane, The Cottage	PPF	1	1				1	
970	Lichfield Road, Edial House Farm,	PPF	3				3		
981	Blithbury Road, Colton Mill Farm, Colton	UC	2		2				
987	Newlands Ln., Barn at Lower Newlands Farm, Blithbury	PPF	1			1			
976	Fox Lane, Elmhurst Hall Farm, Elmhurst	PPF	3					3	
985	Cross in Hand Ln., Ashmore Brook, The granary, Farewell	PPF	1			1			
1010	Uttoxeter Road, Priory Farm, Blithbury	PPF	1				1		
1014	Rough Park Lane, Fawley Farm, Hamstall Ridware	PPF	1			1			
1019	Parchfield Enterprise Park, Unit 1, Blithbury Rd., Colton	PPF	1			1			
1017	Horsey Lane, Beaudesert Park Farm,	PPF	1			1			

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
1049	Rugeley Road, Nags Hill Farm	PPF	1					1	
1053	Yoxall Road, Sandborough House Farm	PPF	1					1	
1055	Pipe Lane, Pipe Farm	UC	2		1				
1059	Hay End, land at Longdon Green	PPF	1					1	
1073	Hadley Gate Lane, Hadley Gate Farm	PPF	1						1
1082	Bardy Lane, Longdon Stud Farm	PPF	1						1
1084	Moor Lane, Hamley House Farm, Stockwell Heath	PPF	2						2
1090	Moor Lane, Hamley House Farm & Pool, Stockwell Heath	PPF	2						2
1092	Lichfield Road, Wharf Farm, Riley Hill	PPF	1						1
1096	Hollow Lane, Bank Top View	UC	1			1			
1111	Common Lane, Barn Farm, Riley Hill	PPF	1						1
1105	Fox Lane, Elmhurst Village Hall	PPF	1					1	
1108	Shaw Lane, Shaw Lane Farm (2)	PPF	2					2	
812	Pipe Lane, Quintins Orchard Farm	UC	2		2				
RD	Goosemoor Green, Providence Cottage	UC	1	1		1			
RD	Lower Lane, Orchard Cottage	PPF	1	1	1				
RD	Lysways Lane, The Spinney	UC	1	1	1				
RD	Commonside, Fairview	UC	1	1		1			
RD	Orchard Cottage, Lower Lane, Chorley	PPF	1	1			1		
RD	Cowhill Lane, Land at Fox Meadow Farm	UC	1	1	1				
RD	Pipe Lane, The Bungalow	PPF	1	1			1		
<b>Rural south &amp; east sub-housing market area</b>									
RD	Birmingham Road, Sabaar Lodge	PPF	1	1				1	
RD	Syerscote Lane, Cleat Hill Farm	PPF	1	1	1				

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
592	Stockford Lane, Williford Farm	UC	3		3				
850	Footherley Lane, Footherley Cottages	UC	4	4	4				
855	Chester Road, 731A	UC	1		1				
875	Fisherwick Road, The Woodshed, Tamhorn Park farm	UC	1			1			
797	Lynn Lane, Former Sewage treatment	PPF	1				1		
912	Birmingham Road, 176	PPF	1		1				
927	Tamworth Road, Ingley Hill Farm (Barns)	UC	1		1				
928	Ash tree Lane, Hill Farm (Barns)	PPF	2					2	
931	Church Hill, 145, Hill Cottage	PPF	1					1	
RD	Croxall Rd, White Knights Cottage, Lichfield	PPF	1	1	1				
RD	Raikes Lane, Gayley House	PPF	1	1				1	
984	Drayton Lane, Waste Transfer Station, Drayton Bassett	PPF	2			2			
989	Ashcroft Ln., Barn w of Grange Farm Bungalow, Wall	PPF	2			2			
994	Hungry Ln., The Old Smithy,, Weeford	PPF	1			1			
969	Burton Road, The Grove, Huddlesford	UC	1		1				
1000	Plantation Ln., 2, The Bodnetts	PPF	1			1			
1001	Birmingham Rd., Creative Plant Nursery, Shenstone Woodend	PPF	1			1			
1003	Fisherwick Road, The Dairy Annexe	PPF	3				3		
1002	Fisherwick Wood Ln., Pool House, Fisherwick	UC	1			1			
1013	Main Road. Wigginton Fields Farm	PPF	2						2
1051	Main Rad, Haunton Manor Farm	PPF	1					1	
1060	Plantation Lane, Mile Oak Farm	PPF	1					1	

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
1075	Springhill Farm, Walsall Road, Muckley Corner	PPF	2					2	
1083	Wood Lane, French Church Farm	PPF	1					1	
1085	Moor Lane, Fotherley Farm	PPF	2						2
1107	Packington Lane, barn at	PPF	1					1	
1110	Fisherwick Road, Holly Cottage	PPF	1						1
1112	School Lane, The Villa, Hints	PPF	1						1
649	Tamworth Road, Hollybank	PPO	1						1
RD	Fisherwick Rd, Sheepwash Farm, Fisherwick	PPF	1	1		1			
RD	Jerrys Lane, Lichfield	PPF	1	1					
715	Wood Lane, Watford Gap Nursery	PPF	1				1		
<b>Burntwood sub-housing market area</b>									
RD	Pool Road, Highfields farm house	PPF	1	1	1				
1020	Coulter Lane, Land at Cresswell Green	PPF	1						1

Lichfield District Council Five Year Housing Land Supply Paper 2017

**Table B.2: Committed supply 5+ dwellings (including proposed allocations)**

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/ conversion away	Five year supply				
						17/18	18/19	19/20	20/21	21/22
<b>Lichfield City</b>										
1102	L3	Land at Greenhough Road	UC	39			39			
RD	L4	Land at Swan Road, Former Sandford Gate	UC	33	60	33				
19	L5	Land off Limburg Avenue and Sainte Foy Avenue & Land at The Whytmore	PPF	27 (18 deliverable within five year supply)						18
89 & 90			PPF	157			25	50	50	32
1065			UC	10		10				
44	L6	Cross Keys, St Chad's House	PPF	12			12			
936	L12	St John Street, St John's Hospital	UC (part)	36 (18 deliverable within five year supply)		18				
1040	L13	Lombard Court, Lombard Street	UC	14		14				
39	L14	Integra Works, Eastern Avenue	UC	99		25	50	24		
61	L16	Former Windmill Public House, Grange Lane	PPF	12						12
63	L17	Land to the rear of The Greyhound Public House, Upper St John Street	PPO	8					8	
836	L18	Cross Keys, former 'What' store	PPF	34				34		
60	L19	Angel Croft Hotel, Beacon Street	PPF	9					9	
425	L21	Hawthorn House, Hawthorn Close	PPF	24				24		
54	L22	Former Regal Cinema, Tamworth Street	PPF	38						38
64	L25	Cherry Orchard, 41 (former nursery)	PPF	7			7			
144	L26	Friarsgate Development, Birmingham Road	PPF	92	2			25	50	17
1070	L28	Former Beatrice Court, St John Street	UC	39		39				
<b>Burntwood</b>										
1005	B1	High Street, 199-101, Chasetown	PPF	7			7			

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/ conversion away	Five year supply				
						17/18	18/19	19/20	20/21	21/22
156	B2	Queen Street, 82-84 (former Acorn Garage)	PPF	14				14		
4	B5	Land to rear of Chase Terrace Primary School	PPF	12				12		
1122	B10	Land off Milestone Way	PPFs 106	150 (75 deliverable within five year supply)					25	50
152	B11	Former Greyhound Public House, Boney Hay Road	UC	7		7				
478	B13	Former Bridge Cross Garage, Bridge Cross Road	PPF	8			8			
749 & 1037	B16	Coney Lodge Farm, Rugeley Road	UC	7		7				
167	-	Hill Street, 1-3	PPF	7				7		
416	-	High Street, 114	UC	9			9			
926	B19	Chorley Road, Boney Hay Concrete	PPF	7			7			
<b>North of Tamworth</b>										
104	NT1	Land at Arkall Farm	LPA	1000 (75 deliverable within five year supply)						75
43	NT2	Land at Browns Lane	UC	129		50	50	29		
<b>Fradley</b>										
138	F1	Bridge Farm, Fradley	PPOs 106	80				25	50	5
<b>Armitage with Handsacre</b>										
91	AH1	Land at Spode Avenue, adjacent Hayes Meadow Primary School	PPO	200 (150 deliverable within five year supply)				50	50	50
<b>Alrewas</b>										
46	A1	Former Park Road Printers	UC	1		1				
28	A2	Land north of Dark Lane	PPF	121				25	50	46
751	A3	Bagnall Lock, Kings Bromley Road	PPF	8			8			



Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/ conversion away	Five year supply				
						17/18	18/19	19/20	20/21	21/22
974	A4	Kings Bromley Road, Jaipur Cottage	PPF	6			6			
36	A5	Land south of Bagnall Lock, East of A513	PPF	7				7		
<b>Shenstone</b>										
30	S1	Land at Lynn Lane (neighbourhood plan allocation)	NP	50					25	25
<b>Other rural settlements/areas</b>										
135 & 255	HR1	Land at Uttoxter Road, Hill Ridware	UC	48		9	25	5		
51	OR1	Tamworth Road, Packington Hall	PPF	24				24		
226	OR2	Lamb Farm, London Road	UC	7		7				
935	OR3	Footherley Lane, London Road	PPF	26				26		
1046	OR4	Derry Farm, Birmingham Road	PPF	6				6		
1022	OR5	Colton Road, Station Works	PPO	14					14	
1109	-	Levett Road, Lichfield	PPF	22	10					22
837	-	Land at Watery Lane	PPO	750 (375 deliverable within five year supply)				75	150	150

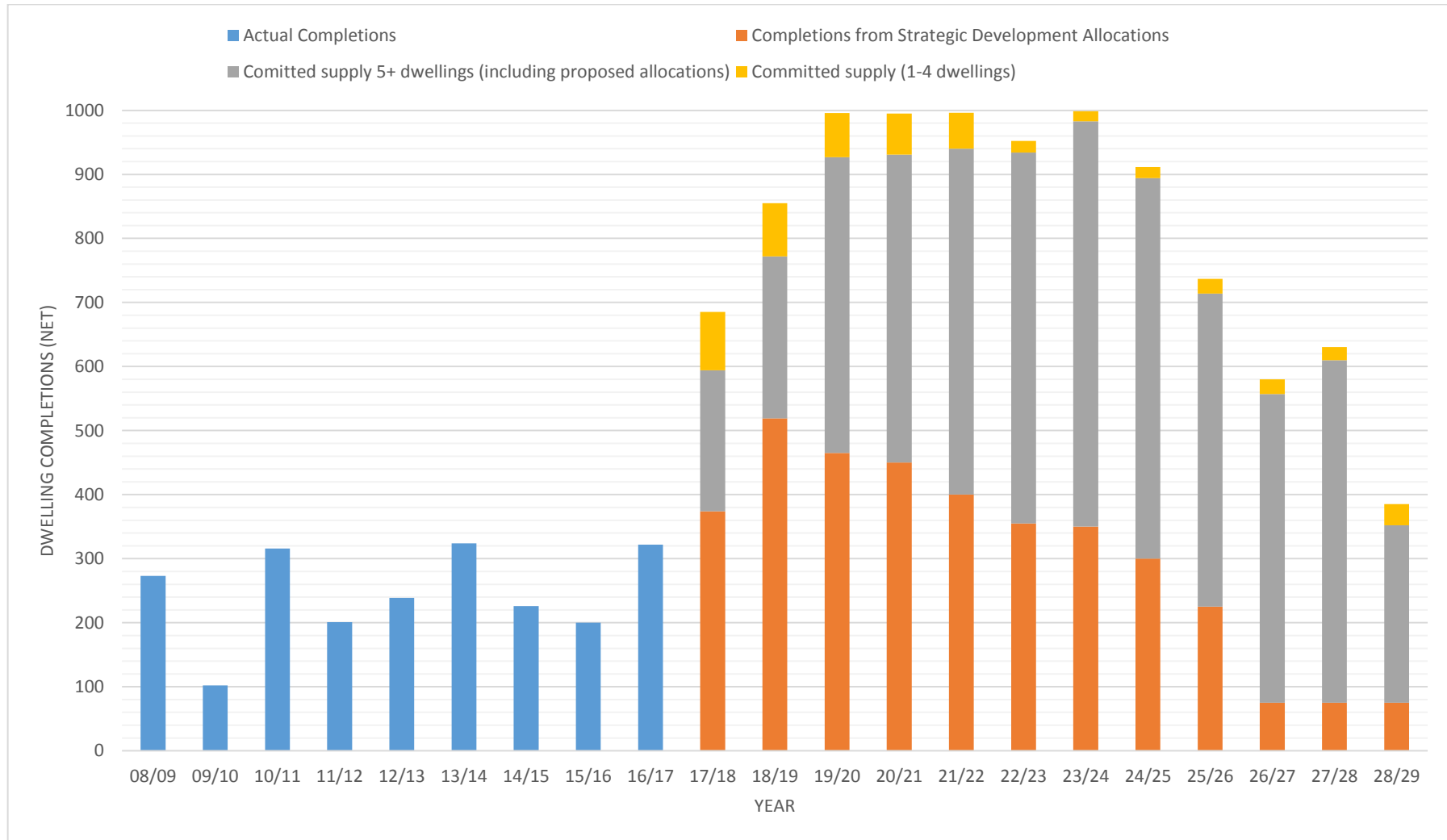
**Table B.2: Strategic Development Allocations (SDA)**

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply					
					17/18	18/19	19/20	20/21	21/22	
<b>Lichfield City</b>										
109, 378 & 414	South Lichfield SDA (St Johns)	PPOs106	450 (325 deliverable within five year supply)		25	75	75	75	75	75
125 & 408	East of Lichfield (Streethay) SDA – Outline	PPO	398 (326 deliverable within five				76	150	100	

Lichfield District Council Five Year Housing Land Supply Paper 2017

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					17/18	18/19	19/20	20/21	21/22
			year supply)						
	East of Lichfield (Streethay) – Phase 1	UC	352		100	150	74		
32	South of Lichfield Cricket Lane SDA	SDA	450 (200 deliverable within five year supply)				50	75	75
<b>Burntwood</b>									
497 & 498	East of Burntwood Bypass SDA	UC	240		100	100	40		
<b>East of Rugeley</b>									
157	East of Rugeley SDA (canal side)	UC	49		49				
<b>Fradley</b>									
770	Hay End Lane, Brookfield Farm	UC	69		25	44			
840	Fradley Airfield - Outline	PPO	534 (476 deliverable within five year supply)			26	150	150	150
840 & 1056	Fradley Airfield – Phase 1	UC	199		75	124			

### Appendix C: Housing trajectory



## Appendix D: Schedule of sites forming five year Gypsy & Traveller supply

**Table D.1 Schedule of completed Gypsy & Traveller sites (2008-2017)**

Location	Planning permission reference	Notes	Number of pitches (net)
Land east of 'Oakfield', Bonehill Road, Mile Oak	10/00497/COU	The use of land for the stationing of caravans for the residential purposes for 1 no. gypsy pitch together with utility/day room and retention of existing shed for storage ancillary to that use.	1
The Poplars, Coleshill Road, Fazeley	07/00684/FUL	Increase the number of caravan pitches from 2 to 8 and associated facilities.	6
Total			7

**Table D.2 Schedule of sites forming five year Gypsy & Traveller supply**

Location	Planning permission reference	Notes	Number of pitches (net)
Land at Bonehill Road, Mile Oak	-	Proposed for allocation through emerging LPA document Policy GT1. Existing Gypsy & Traveller site with evidence suggesting that site could provide for 1 additional pitch.	1
Total			1