

Lichfield District Council

Five Year Housing Land Supply Paper 2018

July 2018



Prepared by Lichfield District Council

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2.0 Introduction

2.1 This paper provides the latest five year housing land supply position for Lichfield District (at 1st April 2018). The Five Year Housing Land Supply Paper 2018 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 (NPPF) (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 2018 - March 2023. This assessment sets out the current supply positions in Lichfield District at 1st April 2018.

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 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 1st April 2018 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 2018.

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 is 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.¹

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 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 2018 methodology, this details that a higher windfall allowance could be justified however, a cautious approach is suggested to be taken. 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

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

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 A.

Figure 1: Expired planning permissions (2001-2018)

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%
2017-2018	55	4,235	1.3%
Total			

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 concluded 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
2008-2018 requirement (478 x 10) =	4,780
2008-2018 Net completions =	2,755
2008-2018 Shortfall (4,780 - 2,755) =	2,005
<u>Applying a 'Liverpool approach':</u>	
Shortfall ÷ remaining years of plan period (2018-2029) =	2,005 ÷ 11 = 182
Annual requirement + shortfall (478 + 182) =	660
Five year requirement + 20% buffer ((660 x 5) + 660) =	3,960
Annual requirement + 20% buffer (3,960 ÷ 5) =	792

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 792 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)	274
B	Committed supply (5+ dwellings) (<i>including proposed allocations</i>)	2011
C	Strategic Development Allocations (SDAs)	2057
D	Windfall allowance (55 dwellings per annum)	275
D1	Gross deliverable capacity (A+B+C+D)	4617
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including proposed allocations</i>)	128
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 - (E+F))	4449

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 2018). 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 does not discount sites on solely policy considerations.

4.4 The five year supply position for Lichfield District at the 1st April 2018 is as follows:

Figure 4: Lichfield District five year housing land supply calculation at 1st April 2018



4.5 The calculation demonstrates that there is a five year supply of housing land in the District at 1st April 2018 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 (2018-2023)

											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	22/23
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577					
Committed supply (below 5 dwellings)											62	85	26	55	45
Committed supply (5+ dwellings) (including proposed allocations)											190	287	408	598	528
Strategic Development Allocations (SDAs)											396	303	375	450	533
Windfalls Allowance											55	55	55	55	55
Annual Gross Completions											703	730	864	1158	1161
Non-implementation rate (5%) ²											15	21	24	35	31
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	8	8	8	8	8
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	680	701	831	1115	1122
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,755	3,435	4,135	4,967	6,081	7,203
TOTAL CUMULATIVE REQUIREMENT	478	956	1,434	1,912	2,390	2,868	3,346	3,824	4,302		5,258	5,736	6,214	6,692	7,170

² Non-implementation rate taken off committed supply and windfalls and LPA allocations.

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 $(0.9 \times 5) = 4.5$
2008-2018 requirement $(0.9 \times 10) = 9$
2008-2018 net pitches delivered = 7
<u>Applying a 'Liverpool approach':</u>
Remaining pitch requirement $(19 - 7) = 12$
Remaining requirement \div remaining years of plan period = $12 \div 11 = 1.1$
Five year requirement $(5 \times 1.1) = 5.5$

5.4 Figure 6 demonstrates that the five year requirement for Gypsy & Traveller plots is 5.5 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 st April 2018	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 emerging 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 1st April 2018 is as follows:

Figure 8: Lichfield District five year Gypsy & Traveller supply calculation at 1st April 2018³

Lichfield District five year Gypsy & Traveller supply	
The five year supply position for Lichfield District at 1 st April 2018 is as follows:	
Net supply of pitches in five year period ÷ annual requirement = 1 ÷ 5.5	
Lichfield District five year Gypsy & Traveller supply at 1st April 2018 = 0.2 years	

5.7 Figure 6 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.

³ Please note that there was an error in the method of calculation in last year's paper. For consistency with the housing supply calculation the same mathematical approach has been used.

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	17/18
Applications lapsed (and total yield)	96/00188 (1)	97/004 83 (4)	97/003 34 (2)	01/002 66 (1)	99/007 02 (1)	03/014 46 (1)	04/012 71 (1)	05/003 48 (1)	06/0001 1 (1)	05/0022 6 (40)	08/0008 3 (1)	10/0045 5 (1)	10/006 59 (1)	11/0056 6 (1)	09/011 45 (2)	13/0083 7 (1)	13/0066 9 (7)
	98/00180 (1)	91/005 53 (1)	98/001 35 (1)	99/001 43 (1)	00/002 64 (4)	01/011 63 (1)	02/001 78 (1)	03/007 68 (1)	04/0061 0 (2)	07/0034 9 (1)	08/0033 4 (2)	05/0096 0 (10)	09/006 38 (1)	11/0074 9 (1)	13/000 39 (1)	13/0093 1 (1)	14/0084 9 (12)
	96/00200 (1)	97/000 03 (3)	00/005 17 (1)	99/008 59 (1)	00/003 43 (1)	01/003 63 (1)	02/013 70 (1)	04/013 13 (1)	06/0064 8 (1)	07/0046 7 (1)	08/0044 4 (1)	09/0042 6 (1)	11/000 23 (3)	11/0086 5 (4)	12/008 69 (2)	13/0088 9 (1)	14/0074 0 (1)
	97/00728 (1)	97/006 81 (1)	98/004 81 (2)	99/008 19 (3)	00/005 98 (2)	01/009 57 (2)	03/011 46 (1)	03/006 63 (1)	05/0093 9 (4)	05/0118 (1)	08/0049 7 (3)	09/0057 4 (1)	10/015 46 (1)	11/0008 4 (48)	12/012 77 (1)	10/0150 9 (1)	14/0125 6 (1)
	98/00318 (2)	97/007 86 (1)	00/006 93 (1)	99/007 76 (1)	00/004 01 (1)		02/010 17 (1)	03/012 56 (1)	06/0044 8 (1)	07/0104 3 (1)	08/0054 5 (1)	08/0016 4 (13)	10/000 53 (1)		12/006 12 (1)	13/0050 4 (1)	13/0128 6 (1)
	96/00337 (1)	97/004 87 (1)		98/008 49 (1)	00/007 63 (2)		04/008 95 (1)	05/012 73 (1)	05/0054 7 (1)	07/0113 7 (2)	08/0055 1 (1)	09/0107 4 (1)	10/010 54 (1)		11/013 63 (2)	13/0074 8 (1)	14/0005 6 (2)
	97/00880 (1)	97/011 06 (1)		99/008 08 (1)	00/008 75 (1)		02/000 30 (1)	04/013 15 (1)	06/0087 2 (2)	07/0039 7 (4)	08/0078 5 (1)	09/0107 5 (1)	09/007 72 (4)		12/007 00 (2)	13/0118 0 (1)	14/0106 0 (1)
	96/00191 (1)	98/002 61 (2)		02/000 30 (2)	00/003 34 (1)		02/002 44(1)	03/009 49 (1)	06/0047 6 (2)	05/0022 4 (9)	08/0051 7 (12)	09/0018 5 (1)	10/015 06 (1)		12/009 95 (4)	13/0105 2 (1)	14/0021 8 (26)
	98/00012 (1)	97/011 40 (1)			01/004 22 (2)		02/006 69 (6)	05/011 55 (1)	04/0111 3 (1)	07/0114 2 (3)	08/0080 0 (1)				12/002 93 (4)	13/0093 9 (2)	13/0126 6 (1)
	98/01045 (1)	97/011 38 (1)						05/008 81 (2)	06/0030 4 (1)	06/0066 7 (1)	08/0067 6 (1)				12/004 92 (1)	13/0078 1 (2)	13/0083 5 (1)
	99/00058 (1)	98/000 62 (1)						03/014 49 (1)	06/0062 7 (1)	04/0040 6 (80)	08/0121 7 (1)				10/007 00 (1)	12/0017 0 (1)	14/0015 0 (1)
		98/010 62 (1)						05/008 88 (1)	06/0010 3 (1)	00/0077 8 (75)	08/0011 48 (1)				12/007 52 (3)	13/0094 1 (1)	14/0058 0 (1)
								05/004 35 (1)	04/0132 4 (1)		08/0083 2 (12)				09/013 29 (1)	10/0086 9 (1)	
								05/012 45 (1)	02/0140 5 (1)		08/0091 4 (3)				12/005 67 (1)	13/0109 4 (2)	
								05/002 24 (9)	07/0037 9 (13)		09/0011 0 (1)				10/008 69 (1)	12/0106 7 (100)	
									06/0025 5 (1)						12/006 42 (1)	12/0064 2 (1)	
									04/0031 5 (1)							13/0048 2 (1)	
									06/0066 5 (1)							13/0118 5 (1)	
									06/0096 2 (2)							13/0137 3 (1)	

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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	17/18
									06/0085 6 (1) 06/0102 3 (1) 06/0102 4 (1) 06/0059 2 (1)							12/0059 4 (7) 12/0004 4 (15)	
Total Yield Lapsed	12	18	7	11	15	5	14	28	42	218	42	29	13	54	28	143	55
Total Commitments	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724	4235
% Lapsed	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%	1.3%

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				
					18/19	19/20	20/21	21/22	22/23
Lichfield City									
627	Burton Road, 25	PPF	2			2			
920	Christchurch Lane, land adjacent The Old Vicarage	UC	1			1			
925	Minster Pool Walk, St Mary's Old School	PPF	1			1			
968	Brownsfield Road, land adjacent 9	PPF	1			1			
978	Tamworth Street, 19A, Outbuilding	PPF	1					1	
988	Brownsfield Road, land adjacent 22	PPF	1			1			
996	Beacon Street, 149-151	PPF	1			1			
RD	Borrowcop Lane, 44	UC	1	1		1			
1009	Gaia Lane, 19	UC	1		1				
1015	Bore Street, 19	UC	1		1				
1018	Friday Acre, 27	UC	1		1				

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
1047	Borrowcop Lane, Hillside House	UC	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'	UC	2			2			
1095	Brownsfield Road, 48	PPF	1				1		
1113	Beacon Street, 67-79	PPF	3				3		
1147	Upper St John Street, 81b	PPF	1						1
1168	Claypit Lane, Deanslade Farm	PPF	1					1	
1171	Gaiafields Road, 22	PPF	2						2
1172	Anglesey Road, land adjacent 1	PPF	1					1	
RD	Walsall Road, 162	UC	1	1		1			
RD	Burton Road, land off (Anchor side bungalows)	PPF	3	3		3			
782	Wade Street, 53 (Bank Chambers)	UC	2		2				
Burntwood									
557	Oakdene Road, 104	PPO	1						1
851	Rake Hill, 13	UC	2	1		2			
924	Farewell Lane, land adj 24	PPF	2			2			
972	Lichfield Rd, Adj. 60,	PPO	1					1	
975	Rugeley Rd, 175, Chase Terrace	PPF	3	1		3			
982	Gorstey Lea, 7, Burntwood	UC	1		1				
980	Cannock Rd, 154, Springhill Medical Centre	UC	1		1				
1007	Rake Hill, 7	PPF	5	1		5			
1020	Land at Cresswell Green, Coulter Ln.,	PPF	1			1			
1043	Bank Crescent, land adj 18	PPF	1			1			
780	Rugeley Road, land adj 65	UC	1		1				

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
1066	Cannock Road, 152 (former Doctors surgery)	PPF	3			3			
1091	Norton Lane, 46	PPF	1			1			
1093	Church Road, 62	PPO	1					1	
1068	Lichfield Road, land rear 25	UC	1		1				
1101	Oakdene Road, land adj 78	UC	1		1				
1152	Springhill Road, 88	PPF	2	1				2	
1154	High Street, land between 14a & 22	PPF	1					1	
1156	Hunslet Road, land rear 156	PPF	1						1
1169	North Road, land adjacent 4	PPF	1						1
1174	Rugeley Road, 77a, Chase Terrace	UC	1		1				
1176	Ironstone Road, 69	UC	1		1				
1133	Cannock Road, 90	PPF	5				5		
Fradley									
391	Church Farm, Church Lane	PPF	1			1			
762	Forrester Close, Pumping Station	PPF	1			1			
922	Old Hall Lane, land adj 4 Church Close	UC	1		1				
Fazeley, Mile Oak & Bonehill									
807	Brook End, land off	PPF	3			3			
171	Reindeer Road, 1	PPF	1			1			
RD	Lichfield Street, 17c	PPF	1	1				1	
RD	Sutton Road, 153	UC	1	1	1				
1129	Tamworth Road, 3	PPF	2						2
1143	Brookside Road, 55	PPF	2	1					2
1161	Lichfield Street, Nurses Cottage	PPF	1						1
100	The Green, 20	PPO	4					4	

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
Armitage with Handsacre									
950	Old Road, Old Road Farm	PPF	1			1			
1058	Hood Lane, 1 (2)	UC	1					1	
1067	New Road, land rear 56	PPF	2				2		
Alrewas									
1131	Mill End Lane, land adjacent 50	UC	1		1				
868	Park Road, land rear 4	PPF	1			1			
1155	Mickleholme Drive, 26	PPF							1
Shenstone									
RD	Church Road, 7	PPF	1			1			
1144	Main Street, 60, Ivy House	UC	1		1				
RD	Court Drive, 46, 48, 48a	UC	3	3		3			
Whittington									
1048	Blacksmith Lane, 9-11	UC	1		1				
893	Fisherwick Road, 19	UC	1			1			
Clifton Campville									
556	Main Street, 114-116	UC	1		1				
RD	Coppice Lane, 9	PPF	1						1
Colton									
959	Newlands Lane, land at	PPF	1			1			
Drayton Bassett									
RD	Drayton Lane, 91, Drayton Bassett	UC	1	1	1				
Elford									
86	The Shrubbery, land at	PPFs106	25					12	13
1167	The Square, Drey House	PPF	1						1

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
Hammerwich									
892	Hall Lane, Hammerwich House Farm	PPF	1			1			
1080	Burntwood Road, Apple Tree Farm	PPF	2					2	
973	Burntwood Rd, 46, Hammerwich	UC	2		2				
Kings Bromley									
858	Manor Road, 1, The Old Forge	UC	1		1				
902	Manor Park, Manor Croft	UC	3		3				
917	Manor Walk, land adj Tree Tops	PPF	1			1			
Little Aston									
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		
1153	Squirrel Walk, Birch Lodge	PPF	2	1					2
RD	Park Drive, Gaydon	PPF	1	1				1	
RD	Endswood Drive, Isha Lodge	UC	1	1			1		
RD	Beech Gate, 7	UC	1	1		1			
RD	Roman Park, 2, Treetops	UC	1	1	1				
Longdon									
725	Brook End, R/O 13, The Coach House	UC	1		1				
Stonnall									
1041	Main Street, 238	PPO	1					1	
1142	Cartersfield Lane, Cartersfield Land Farm	PPF	1						1
Upper Longdon									

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
1062	Upper Way, 76, Sunny Corner (Conversion of existing dwelling)	PPF	4	1			4		
1173	Sunny Corner, land to north	PPF	1						1
647	Upper Way, 93	UC	3		3				
Rural north sub-housing market area									
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				
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	UC	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			
1017	Horseley Lane, Beaudesert Park Farm,	PPF	1			1			
1049	Rugeley Road, Nags Hill Farm	UC	1			1			
1053	Yoxall Road, Sandborough House Farm	UC	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	
1078	Moor Lane, Hamley Lodge	PPF	1					1	
1082	Bardy Lane, Longdon Stud Farm	PPF	1					1	

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
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	UC	1			1			
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				
1159	Moor Lane, Lake Cottage, Stockwell heath	PPF	1						1
1163	Hay Lane, Broomfield Barn	PPF	1					1	
1135	Newlands Lane, Wayside, Stockwell Heath	PPF	1					1	
RD	Grange Lane, Swallow Farm, Elmhurst	UC	1			1			
RD	Bellamour Way, Decar Cottage	PPF	1					1	
1138	Wood End Lane, barn at Wood End Farm	UC	1		1				
1149	Church Hill, Cherry Orchard Farm	UC	1		1				
1158	Blithbury Road, Colton Mill Farm (2)	PPF	1						1
1140	Rugeley Road, Spode Cottage	PPF	1						1
RD	Cowhill Lane, Blackheath Farm	PPF	1				1		
RD	Pipe Lane, The Bungalow	PPF	1			1			
Rural south & east sub-housing market area									
592	Stockford Lane, Williford Farm	UC	3		3				
850	Footherley Lane, Footherley Cottages	UC	4		4				

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
875	Fisherwick Road, The Woodshed, Tamhorn Park Farm	UC	1		1				
797	Lynn Lane, Former Sewage Treatment	UC	1			1			
912	Birmingham Road, 176	UC	1		1				
927	Tamworth Road, Ingley Hill Farm (Barns)	UC	1		1				
931	Church Hill, 145, Hill Cottage	UC	1			1			
RD	Croxall Road, White Knights Cottage	UC	1	1	1				
984	Drayton Lane, Waste Transfer Station	PPF	2			2			
994	Hungry Lane, The Old Smithy, Weeford	PPF	1			1			
1000	Plantation Lane, 2, The Bodnetts	PPF	1			1			
1001	Birmingham Road, Creative Plant Nursery	PPF	1			1			
1003	Fisherwick Road, The Dairy Annexe	PPF	3			3			
1002	Fisherwick Wood Lane, Pool House	UC	1		1				
1013	Main Road, Wigginton Fields Farm	PPF	2					2	
1051	Main Road, Haunton Manor Farm	PPF	1			1			
1060	Plantation Lane, Mile Oak Farm	PPF	1			1			
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	UC	1		1				
1110	Fisherwick Road, Holly Cottage	PPF	1					1	
1112	School Lane, The Villa, Hints	PPF	1					1	
1132	Lynn Lane, Dairy Farmhouse	PPF	1						1

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SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
1157	Lysways Lane, Hanch Farm	PPF	3						3
1181	Jerrys Lane, land at	UC	1		1				
649	Tamworth Road, Hollybank	PPO	1					1	
RD	Fisherwick Road, Sheepwash Farm	PPF	1	1		1			
RD	Flats Lane, 22, Weeford	PPF	1	1					1
RD	School Lane, Hints Croft	PPF	1	1					1
1126	Little Hay Lane, land south of	PPF	1					1	
1136	Fisherwick Road, Fisherwick Park Farm	PPF	2				2		
1141	Shaw Lane, Spinney Nurseries, Hanch	PPF	2						2
1142	Cartersfield Lane, Catersfield Lane Farm	PPF	1			1			
1139	Mill Lane, Glebefields	PPF	1						1
1145	Syerscote Lane, Dale Farm, Haunton	UC	3			3			
1146	Carroway Head, Coppice Cottage	PPF	1						1
1148	School Lane, Home Farm, Hints	UC	2			2			
1162	Grange Lane, 1, The White House	PPF	1						1
Burntwood sub-housing market area									
RD	Pool Road, Highfields farm house	UC	1	1	1				
1020	Coulter Lane, Land at Cresswell Green	PPF	1					1	

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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				
						18/19	19/20	20/21	21/22	22/23
Lichfield City										
1102	L3	Land at Greenhough Road	UC	39		20	19			
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			9	18		
89 & 90			PPF	157			25	50	50	32
428	L7	Former Day Nursery, Scotch Orchard	PPF	27				27		
936	L12	St John Street, St John's Hospital	UC (part)	36 (18 deliverable within five year supply)		18				
39	L14	Integra Works, Eastern Avenue	UC	95		25	50	20		
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	PPF	8			8			
836	L18	Cross Keys, former 'What' store	UC	44			44			
60	L19	Angel Croft Hotel, Beacon Street	UC	7			7			
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)	UC	7			7			
856	L27	Eastern Avenue, Former Norgren Site	PPO	70					25	45
1070	L28	Former Beatrice Court, St John Street	UC	6		6				
1164		Land at Davidson Road	PPF	6					6	
1130				PPO	6					6
Burntwood										
156	B2	Queen Street, 82-84 (former Acorn Garage)	PPF	14			14			

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SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/ conversion away	Five year supply				
						18/19	19/20	20/21	21/22	22/23
4	B5	Land to rear of Chase Terrace Primary School	PPF	12				12		
1122	B10	Land off Milestone Way	PPF	150 (125 deliverable within five year supply)				25	50	50
478	B13	Former Bridge Cross Garage, Bridge Cross Road	PPO	14					14	
416	B21	High Street, 114	UC	3		3				
North of Tamworth										
104	NT1	Land at Arkall Farm	PPO	1000 (225 deliverable within five year supply)					75	150
43	NT2	Land at Browns Lane	UC	83	50	33				
Fradley										
138	F1	Bridge Farm, Fradley	PPO	80				25	50	5
Armitage with Handsacre										
91	AH1	Land at Spode Avenue, adjacent Hayes Meadow Primary School	PPO	200 (150 deliverable within five year supply)				50	50	50
Alrewas										
28	A2	Land north of Dark Lane	PPF	121				25	50	46
751	A3	Bagnall Lock, Kings Bromley Road	PPF	4		4				
974	A4	Kings Bromley Road, Jaipur Cottage	PPF	6			6			
36	A5	Land south of Bagnall Lock, East of A513	PFP	6			6			
Whittington										
8	W2	Main Street, Whittington Youth Centre	PPF	8					8	
Other rural settlements/areas										
135 & 255	HR1	Land at Uttoxter Road, Hill Ridware	UC	31		25	6			
1151	HR2	Land at School Lane, Hill Ridware	PPFs 106	33				33		

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SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/ conversion away	Five year supply				
						18/19	19/20	20/21	21/22	22/23
85	H1	Fish Pits Farm, Harlaston	PPFs 106	24				24		
51	OR1	Tamworth Road, Packington Hall	PPF	24			24			
226	OR2	Lamb Farm, London Road	UC	7			7			
1046	OR4	Derry Farm, Birmingham Road	UC	6		6				
1022	OR5	Colton Road, Station Works	PPO	14					14	
837	OR7	Land at Watery Lane	PPO	750 (375 deliverable within five year supply)				75	150	150
1109	OR8	Levett Road, Lichfield	UC	22	10		22			

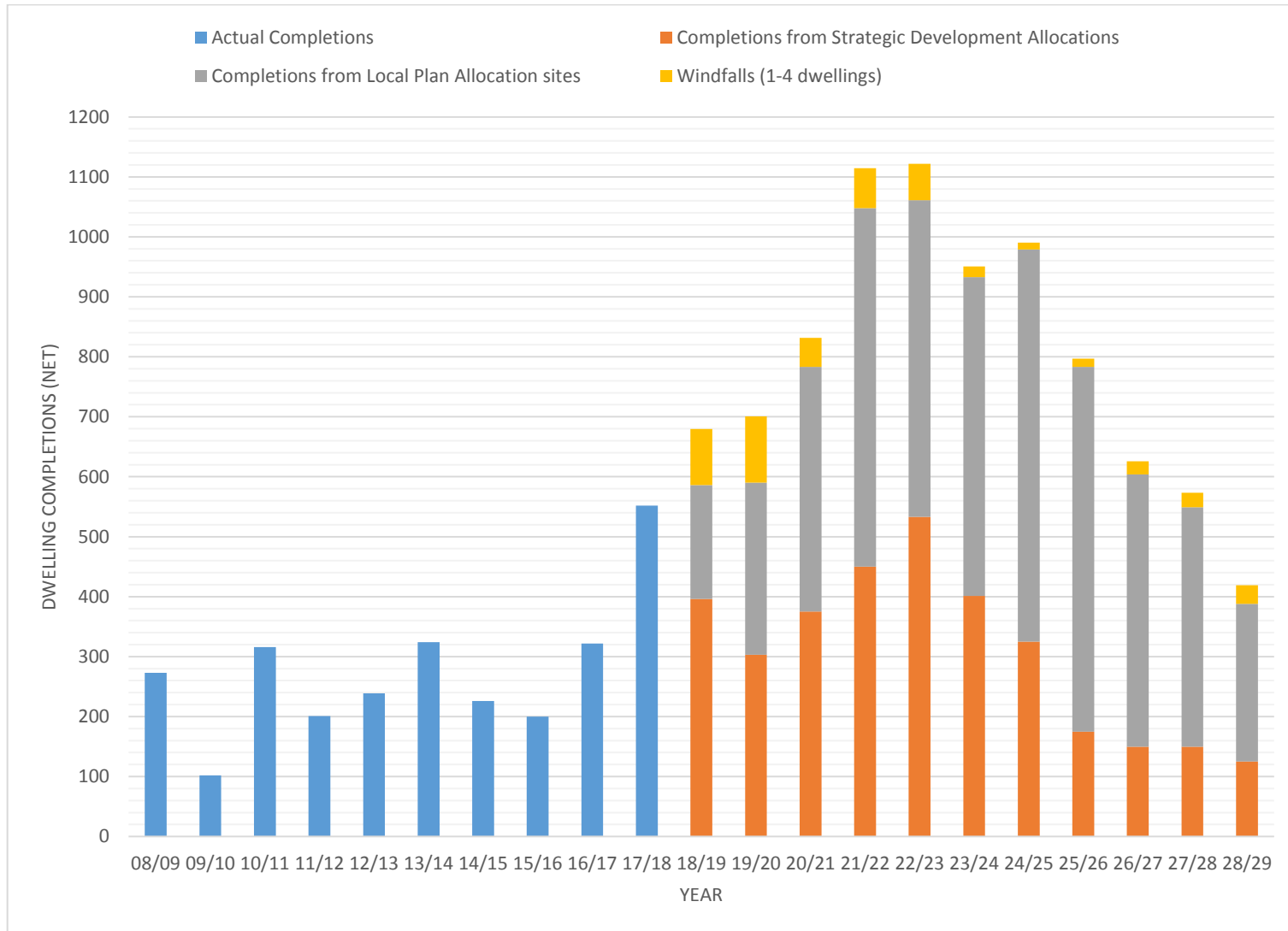
Table B.2: Strategic Development Allocations (SDA)

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply					
					18/19	19/20	20/21	21/22	22/23	
Lichfield City										
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	311				75	103	133	
	East of Lichfield (Streethay) – Phase 1	UC	272		75	75	75	47		
	East of Lichfield (Streethay) – Phase 2	UC	85		75	10				
128	South of Lichfield Dean Slade Farm SDA	PPFs106	475 (225 deliverable within five year supply)						75	150
32	South of Lichfield Cricket Lane SDA	SDA	450 (25 deliverable)							25

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SHLAA ID	Site Name	Status	Site capacity (remaining) (within five year supply)	Demolitions/conversion away	Five year supply				
					18/19	19/20	20/21	21/22	22/23
Burntwood									
497 & 498	East of Burntwood Bypass SDA	UC	134		100	34			
Fradley									
770	Hay End Lane, Brookfield Farm	UC	46		46				
840 & 1056	Fradley Airfield - Outline	PPO	534 (508 deliverable within five year supply)			58	150	150	150
	Fradley Airfield – Phase 1	UC			75	51			

Appendix C: Housing trajectory



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

Table D.1 Schedule of completed Gypsy & Traveller sites (2008-2018)

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