

Lichfield District Council
Urban Capacity Assessment 2016

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Prepared by Lichfield District Council

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2.0 Executive Summary

The adopted Lichfield District Local Plan Strategy (LPS) places importance upon the urban areas of the District to contribute toward the residential growth requirements as set out within the LPS. This study assesses the potential of the urban areas of Lichfield District to contribute toward the housing growth requirements as set out within the adopted Local Plan Strategy.

The Urban Capacity Assessment (UCA) used a six stage assessment process which has identified and assessed sites within the existing urban areas and village settlement boundaries. The process is as follows:

- Stage 1: Assessment of Remaining Housing Requirement;
- Stage 2: Defining the Study Area and Site Thresholds;
- Stage 3: Identifying the Sources of Sites;
- Stage 4: Devising the Land Availability Questionnaire Pro Forma;
- Stage 5: Undertaking the Survey Work; and
- Stage 6: Conclusions and Recommendations.

Following this process the UCA provides recommendations as to which sites are considered to be part of the urban capacity and assist with delivering the requirements of the LPS. The assessment concludes that there are currently insufficient sites (completed developments since 2008, currently committed supply, allocated sites and recommended urban capacity) to meet the requirements set out within the Local Plan Strategy for some settlements.

It is recommended that those sites identified as potential urban capacity are considered for potential allocation through the Local Plan Allocations process. The UCA further recommends that additional sites beyond the urban areas will need to be considered for Lichfield City, Burntwood, Alrewas, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington.

In addition to identifying further sites the UCA suggests the allocation of sites within the currently committed supply to ensure their long term allocation for residential development. Where such allocations are recommended the UCA notes that consideration of the village settlement boundaries should be taken through the Local Plan Allocations document.

3.0 Introduction

3.1 Purpose of the Urban Capacity Assessment

3.1.1 The purpose of the Urban Capacity Assessment (UCA) is to provide an understanding of the potential residential development land capacity of settlements within Lichfield District to support the Local Plan Allocations document.

3.1.2 It is the purpose of the study to provide an analysis of the potential urban capacity of the Districts settlements within the context of the adopted Local Plan as set out at section 3.2 (below). The evidence establishes the realistic urban capacity of the District and is a key piece of evidence which will inform the preparation of the Local Plan Allocations (LPA) document.

3.1.3 A sister document (The Employment Land Capacity Review or ELCA) has been produced and assesses the capacity of employment land within the Districts employment areas to meet the employment land requirements as set out within the LPS. Core Policy 7 (Employment and Economic Development) supports the delivery of 79.1 hectares (plus 10 additional hectares for flexibility) of land for employment uses. Both the UCA and ELCA have been published alongside and make reference to one and other where applicable.

3.2 Strategic and Policy Context

3.2.1 The Lichfield District Local Plan Strategy was adopted on 15th February 2015 and provides the spatial strategy and strategic policies for the District between 2008 and 2029. This includes the provision of a minimum of 10,030 homes across the plan period. The LPS includes a number of Strategic Development Allocations (SDAs) and a Broad Development Location (BDL) which account for approximately 5,850 dwellings of the overall requirement. Core Policy 1 (the Spatial Strategy) and Core Policy 6 (Housing Delivery) make it clear that alongside the SDAs housing development will be focused on the existing urban areas of the Districts numerous settlements, particularly Lichfield City, Burntwood and the Key Rural Settlements (Fradley, Armitage with Handsacre, Alrewas, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington).

3.2.2 In addition to these Core Policies Policy Rural 1 (Rural Areas) sets out the overarching strategy for development within the rural areas of the District which includes allocated housing ranges for each of Key Rural Settlements. Policies Frad4 (Fradley Housing), Alr4 (Alrewas Housing), Arm4 (Armitage with Handsacre Housing), Faz4 (Fazeley, Mile Oak & Bonehill Housing), Shen4 (Shenstone Housing) and Whit4 (Whittington Housing) set the allocated housing ranges for each of their respective villages (see Table 1 below). The Report on the Examination into the Lichfield District Local Plan Strategy (16th January 2015) provides clarity that the allocated ranges for each settlement are made up of a lower figure primarily made up of sites within the settlement boundaries and an upper figure made up of those sites plus additional sites which are to be identified through the Local Plan Allocations document (paragraph 162).

3.2.3 There are sixteen designated neighbourhood areas within Lichfield District with neighbourhood plans at varying stages of progression from the early stages through to 'made' neighbourhood plans. Presently there are four 'made' neighbourhood plans (Stonnall, Little Aston, Wigginton & Hopwas and Shenstone). Of these neighbourhood plans only the Shenstone Neighbourhood Plan has allocated land for residential development through policy HA1 (Land at Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane) which seeks to allocate land within the existing village

boundary for a mixed use development including 50 dwellings and 1,000 square metres of office/light industrial provision.

3.3 Existing Capacity Work

3.3.1 The UCA (and sister document the ELCA) will build upon the work of the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA) to determine the ability of the existing urban areas and employment sites to assist in meeting the requirements as set out within the LPS.

3.3.2 The SHLAA and ELAA 2016 were published in September 2016 and provide the most up to date evidence as to the potential supply of sites for both residential and employment/economic development. The SHLAA 2016 is supplemented by the Five Year Housing Land Supply Paper 2016 which together provide a detailed understanding of the current and potential supply of land for housing within the District. This UCA uses these documents as a starting point and builds upon them to provide a detailed understanding of the capacity of the urban areas. It should be noted that both the SHLAA and ELAA take a 'policy off' approach when assessing sites.

3.3.3 The SHLAA 2016 identifies 1,032 sites (including those sites completed between 01/04/2008 and 31/03/2016) with a potential capacity in excess of 28,000 dwellings. It must be noted however that this includes sites across the entire District both within and outside of the urban areas.

3.3.4 Both the SHLAA 2016 and Five Year Housing Land Supply Paper 2016 use data with a base date of 31st March 2016 in terms of residential completions and permissions. This assessment draws on the same data to provide consistency across the evidence base. However, further updates to those assessments and this document will be undertaken at the District Council's discretion, particularly where material changes in circumstances would fundamentally alter the data used as a basis to this study.

3.4 How the Urban Capacity Assessment will be used in Plan Making

3.4.1 The UCA (and ELCA) form part of the evidence base supporting the Local Plan Allocations document. Neither the UCA nor ELCA proposes to allocate individual sites for development and the inclusion or exclusion of a site from these assessments does not mean a site will be successfully allocated or successfully achieve planning consent. The capacity evidence documents are two pieces of evidence which will inform the LPA.

3.4.2 The UCA assists in determining the realistic capacity of urban sites which will contribute toward the housing requirement of the LPS. It provides broad conclusions in relation to the overall supply of urban sites within the District but also settlement specific conclusions in the context of the adopted spatial strategy. The assessment then makes recommendations as to the need for additional allocations beyond the existing urban areas of settlements.

3.5 Methodology

3.5.1 The methodology for the UCA consists of six consecutive stages as set out below. Officers at Lichfield District Council produced a detailed method statement which identified the methodological approach that would be taken for the purposes of this assessment to ensure that a consistent approach was taken when undertaking the work.

3.5.2 The six stages of the methodology are as follows:

- Stage 1 – Assessment of Remaining Housing Requirement;
- Stage 2 – Defining the Study Area and Site Thresholds;
- Stage 3 – Identifying Sources of Sites;
- Stage 4 – Devising the Land Availability Questionnaire Pro Forma;
- Stage 5 – Undertaking the Survey Work; and
- Stage 6 – Conclusions and Recommendations.

3.5.3 The UCA and ELCA share a broadly consistent methodology and assessment work was carried out on both documents simultaneously. The following sections of the assessment detail and follow the methodology as outlined above.

4.0 The Assessment

4.1 Stage 1: Assessment of Remaining Housing Requirement

4.1.1 The LPS and emerging LPA will cover the plan period 2008 to 2029 and the associated housing requirements for that period. At this time there have been eight complete years of the plan period (2008-2016). The first stage of the UCA assesses the housing requirement which remains and needs to be delivered across the remainder of the plan period using data contained within the SHLAA 2016 and Five Year Housing Land Supply Paper 2016 to the 31st March 2016.

4.1.2 Core Policies 1 and 6 detail the overall spatial strategy of the District and how this will be achieved. Supporting both policies are tables 4.1 and 8.1 respectively which provide greater detail in terms of the proportion of development which is likely to be delivered within the urban areas of the settlements identified at paragraph 3.2.1.

4.1.3 Stage 1 of the UCA has assessed the delivered and existing committed supply of sites for residential development against the requirements of the LPS to establish the overall requirement which remains to be delivered through the LPA process. Table 1 provides the overall assessment of the remaining housing need against the requirements of the LPS (as set out at table 8.1 within the LPS) which includes completions since the start of the plan period (as detailed within the Authority Monitoring Reports), the currently committed supply of sites including those under construction, with the benefit of extant planning permission and those sites allocated for residential development¹ through the LPS and through Neighbourhood Plans². A detailed trajectory of residential completions (2008-2016) is included at **Appendix A** while **Appendix B** sets out a schedule of those sites which are currently committed.

1 Where allocated sites are currently under construction or have benefit of planning permission these are still included within the allocated sites column to avoid double counting and make cross reference to the Local Plan Strategy simpler.

2 Allocations from neighbourhood plans have only been included where the plan in question has been 'made' or has successfully passed through examination.

Table 1: Residential completions, commitments and remaining requirements

Settlement	Completions 2008-2016 (GROSS) (Appendix A)	Currently Committed (Appendix B)		Demolitions/Conversions Away (Appendix B)	Net 'Currently Committed' capacity	Allocated Sites (including those with planning permission and under construction)	TOTAL	Overall requirement (table 8.1 LPS ³)	Remaining Dwellings
		Under Construction	Sites with Planning Permission						
Lichfield City	567	80	379	3	456	2100	3123	3912	-789
Burntwood	236	31	85	3	113	345	694	1350	-656
East of Rugeley	543	79	0	0	79	450	1072	1130	-58
North of Tamworth	0	165	0	0	165	835	1000	1000	0
Fradley	16	0	5	0	5	1250	1271	1259	12
Armitage with Handsacre	79	3	204	2	205	0	284	220	64
Alrewas	30	6	19	2	23	0	53	180	-127
Fazeley	124	0	112	0	112	0	236	350	-114
Shenstone	45	2	6	5	3	50	98	150	-52
Whittington	16	0	3	0	3	0	19	110	-91
Other Rural	281	45	230	25	250	0	531	500	31
TOTAL	1937	411	1043	40	1414	5030	8381	10161	-1779

GROSS DEMOLITIONS IN PLAN PERIOD (2008-
2016)

56

TOTAL DWELLINGS REMAINING

-1835³ This column uses the upper end of the allocated range for each Key Rural Settlement.

4.1.4 Table 1 clearly illustrates that considerable progress has been made toward the delivery of the LPS housing requirement of 10,030 dwellings within the plan period both through completed and permitted developments and the allocation of strategic sites through the LPS. The assessment indicates there are approximately 1835 dwellings yet to be allocated or committed within the District.

4.1.5 The adopted spatial strategy of the LPS is clear that the existing urban areas of settlements will play an important role in the provision of land for residential development. Table 1 clearly demonstrates that for most settlements the currently committed sites, allocations and completed sites do not meet the overall housing requirements and there is a clear need to draw on the urban capacity for most settlements to assist in meeting housing requirements.

4.1.6 Table 1 demonstrates that only two settlements, Armitage with Handsacre and Fradley and the 'Other Rural' settlements/areas have met their LPS requirements through committed developments and completions achieved since 2008. Whilst these settlements have effectively met their overall requirements their potential urban capacity has still been assessed within the UCA. Where developments have been permitted it is possible that schemes may be amended or not be implemented at all (although the SHLAA 2016 demonstrates there is a very low non-implementation rate within the District) and so the UCA still establishes whether there are further development opportunities within settlements.

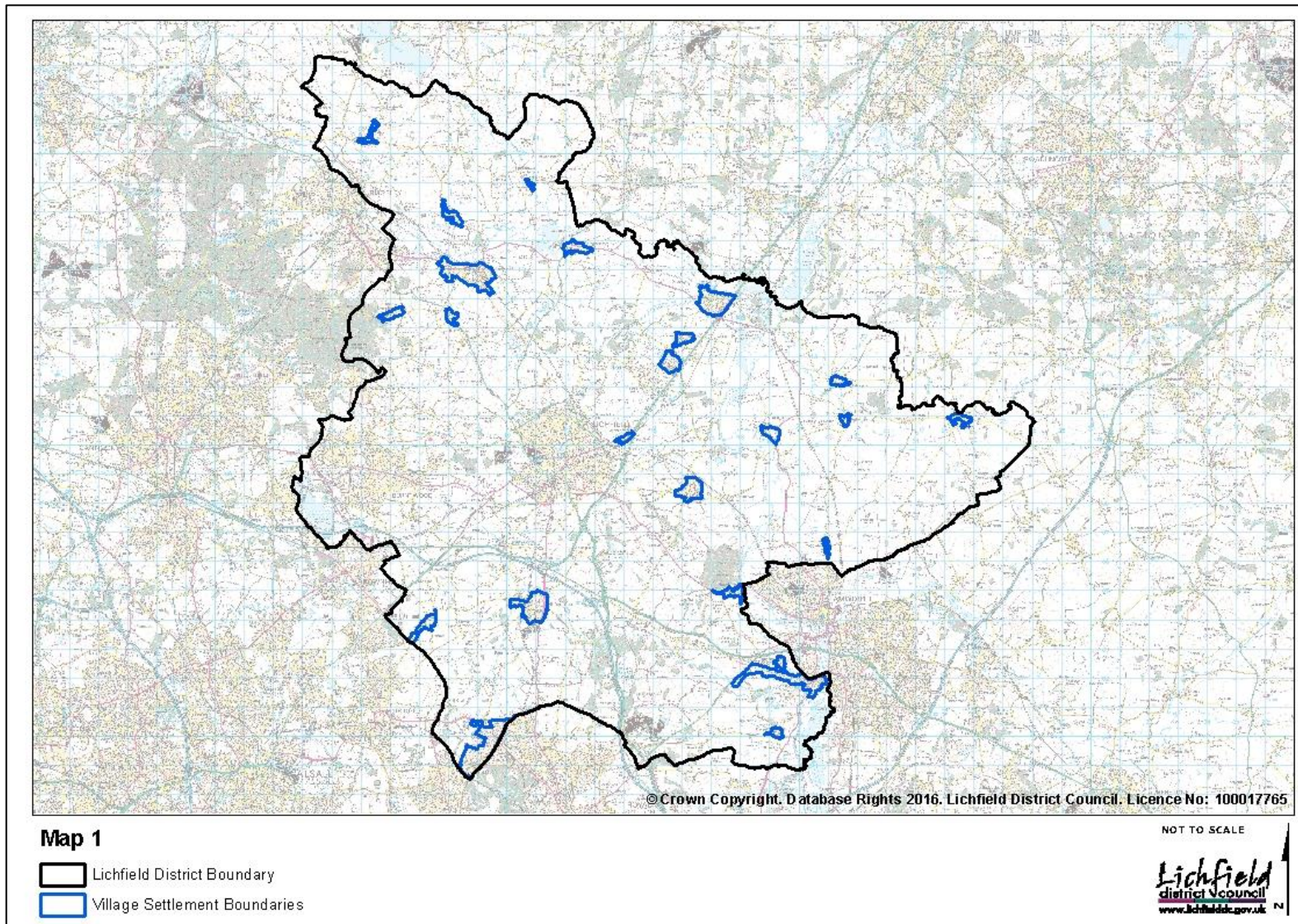
4.2 Stage 2: Defining the Study Area and Site Thresholds

4.2.1 The UCA assess the urban capacity of Lichfield City, Burntwood and all settlements within the District which have an existing village settlement boundary as identified on the LPS Policies Maps. Map 1 illustrates those settlements which will be considered along with both Lichfield City and Burntwood.

4.2.2 In line with the Spatial Strategy of the LPS the capacity of the following settlements will be assessed:

- Lichfield City;
- Burntwood;
- Fradley;
- Alrewas;
- Armitage with Handsacre;
- Fazeley Mile Oak & Bonehill;
- Shenstone;
- Whittington; and
- All other rural settlements with village settlement boundaries

Map 1: Settlement boundaries



4.2.3 Stage 1 of the UCA demonstrates that the 'other rural' category of settlements and two of the key rural settlements (Armitage with Handsacre & Fradley) have effectively met their requirements as set out within the LPS. However, those settlements have still been assessed through the UCA to ensure that a thorough review of all potential capacity has been undertaken.

4.2.4 Having defined the Study Area site thresholds that were to be applied within this assessment were considered. The Lichfield District SHLAA does not apply a site threshold and assesses potential sites. Whilst the SHLAA has historically not applied thresholds it was considered impractical for the UCA to take this approach. The National Planning Practice Guidance (PPG) advocates the use of a threshold of sites for 5 or more dwellings (or sites if 0.25ha/500m² for economic development) in terms of land availability assessments (Para: 010 Ref: 3-010-20140306). This threshold of 5+ dwellings is used within the UCA, and made for a more manageable assessment which is also considered to be better aligned to the likely minimum size (in terms of dwelling capacity) of potential allocations to be made through the LPA document.

4.2.5 For clarity sites capable of delivering five or more dwellings within the urban areas of Lichfield City, Burntwood and the villages identified on Map 1 have been assessed within this UCA.

4.2.6 **Appendix C** provides a schedule of all residential completions recorded between 2008 and 2016 that have taken place on sites below the thresholds identified above (1-4 dwellings). This information is summarised in table 2 (below) which demonstrates that on average approximately 68 dwellings are delivered on sites for 1-4 dwellings per annum. This would decrease to approximately 55 dwellings per annum if data from 2008/2009 is removed from the calculation as it is considerably higher than the figures achieved across the remaining seven years of the plan period so far. The SHLAA 2016 provides further evidence in relation to the level of windfall developments delivered within Lichfield District and recommends that whilst a windfall allowance of 69 dwellings could be used a more cautious figure of 50 dwellings per year is used. The UCA evidence is broadly similar in its conclusions and suggests a higher windfall rate of 68 dwellings could be used, however a cautious approach would be to continue to use a windfall rate of 55 dwellings for sites below the UCA threshold.

Table 2: Summary of residential completions from sites below UCA threshold

Year	Completed on sites for 0-4 dwellings	
2008/2009	159	-
2009/2010	32	32
2010/2011	79	79
2011/2012	39	39
2012/2013	58	58
2013/2014	48	48
2014/2015	79	79
2015/2016	48	48
Total	542	383
Average per annum	67.75	54.7

4.2.7 Alongside the urban capacity sites the UCA has assessed the Strategic Development Allocations (SDAs) of the LPS where these have yet to come forward in order to establish detailed delivery information of those sites.

4.3 Stage 3: Identifying the Sources of Sites

4.3.1 The SHLAA 2016 was published in September 2016 and includes data to a base date of 31st March 2016. The SHLAA 2016 represents the most up to date published data in terms of potential residential land within the District and as such forms the base data for the UCA. The SHLAA methodology details the sources of data utilised to identify potential sites including;

- Existing allocations (from the LPS and emerging or 'made' Neighbourhood Plans);
- Schemes with the benefit of extant planning permission or are currently under construction;
- Expired and withdrawn planning applications for residential development;
- Local authority owned land/surplus public sector land;
- Vacant and/or derelict land or buildings and other redevelopment opportunities; and
- Sites submitted through the councils 'Call for Sites' process.

4.3.2 All sites identified from the sources listed above have been included within the SHLAA 2016. Additionally, sites assessed through the ELCA which are unlikely to come forward for economic development are also assessed.

4.3.3 Using GIS software and the SHLAA 2016 data base all sites within the settlement boundaries as illustrated on Map 1 were identified with those above the 5 dwelling threshold being selected for further analysis through the UCA. Once this initial analysis and civ of sites was completed 111 sites were identified to be taken forward and assessed through the UCA. Once these sites had been identified they were exported into a separate UCA GIS database which has been used to store the data collected through this study. Sites assessed as 'Not Developable' within the SHLAA are not contacted through stages 4 and 5 of the UCA as the SHLAA has already considered these sites and assessed that they are unlikely to be appropriate for residential development within the plan period.

4.3.4 The SHLAA 2016 has a base date of 31st March 2016 as does the UCA. Should further capacity be identified through the District Council's monitoring procedures, through the 'Open' consultation or should planning decisions make a material change to the base data then this will be considered through an addendum to this UCA. Such an addendum would only be undertaken where such changes could be considered to fundamentally change the conclusions of the UCA or where the District Council considers an addendum is appropriate. Appendix B Table B.3 details the sites which have been granted planning permission since the 31st March 2016 (to the 31st August 2016). Please note these permissions are not included within Table 1 (which is consistent with data published within the SHLAA 2016) but are factored into the settlement specific conclusions at section 5.0.

4.3.5 Following the identification of sites for inclusion within the UCA a review of the property history for each site was undertaken. This stage enabled officers to establish if any of the sites identified had been subject to planning applications or pre-application submissions. Where applications or pre-application submissions had been made this will be noted within the individual site assessments.

4.4 Stage 4: Devising the Land Availability Questionnaire Pro Forma

4.4.1 In order to gather the information to meet the purpose of the UCA a simple questionnaire was designed which would be sent to each of the sites identified through Stage 3 of the assessment (subject to the caveats set out at paragraph 4.4.5). The pro-

forma does not replicate the detailed pro-forma which is required to be completed when a site is submitted to the District Council through the 'Call for Sites'. The existing SHLAA/ELAA process evaluates a number of issues including the achievability and suitability of sites through a range of criteria including potential physical, environmental and policy constraints along with any issues surrounding current land uses.

4.4.2 The pro-forma was used for both the UCA and the ELCA.

4.4.3 The pro-forma was designed to supplement the information already collected through the Call for Sites and SHLAA/ELAA processes and establish detailed information on the availability of a given site and whether development would be likely to place within the plan period to assist in meeting the requirements of the LPS.

4.4.4 The pro-forma is included at **Appendix D** and asked the following questions:

- Is the site still available/being promoted for development? And if so what type of development?
- Where a site has planning permission confirm the current status of the site: Site complete/site under construction/ revised scheme to be submitted/unlikely to pursue development;
- Where a site does not have planning permission confirm the current status of the site: Preparing or intending to submit a planning application/likely to pursue development/unlikely to pursue development/site being marketed for sale/ site already sold to developer;
- When do you consider development could come forward?
- Are there any known issues preventing the site from coming forward? and
- If a site is no longer being promoted for development are there any other land uses/developments being considered?

4.4.5 Following the review of each sites property and planning history (as outlined at paragraph 4.3.5) it was determined that where a site was now under construction or had been granted planning permission for residential development recently (since 1st April 2015) this was considered to be sufficient indication that the development was likely to proceed⁴. Where this was the case a questionnaire pro-forma was not sent to the owner/agent of the site.

4.5 Stage 5: Undertaking the Survey Work

4.5.1 The pro-forma was emailed/posted to the last known owner/agent who submitted information to the Council for the site. Where this information was not available or proved to be out of date detailed land registry searches of the whole of any site were undertaken to establish the contact details of the current owner of a site.

4.5.2 Officers within the Spatial Policy & Delivery Team were responsible for a number of sites each with data being held within a shared database. Once contact details for each site had been established officers began the process of contacting each site.

4.5.3 Each pro-forma was provided to the owner/agent with a response requested within a three week time frame (by 16th September 2016)⁵. Where a response was not received by the close of the three week period follow up phone calls/emails/letters were made by

⁴ NPPF paragraph 47 footnote 11 notes that sites with planning permission are to be considered as deliverable unless sufficient information is available to the contrary.

⁵ Extensions to this deadline were granted where requested by owners/agents where it was considered reasonable to do so and would not have a detrimental impact upon the timescales of the study.

Officers to ensure that as much information was gathered as possible. Where sites were in a number of ownerships repeated attempts were made to contact all landowners via post, email and phone. Where there was no information forthcoming following this approach it may be assumed that a site is no longer available for development and as such would be unlikely to contribute to the urban capacity within the District (see detailed conclusions at section 5.0).

4.5.4 The survey work was carried out alongside the survey work for the ELCA, and where sites are considered within both assessments contact was only made once.

4.5.6 As information was returned officers recorded this within the shared database with officers considering the responses alongside information already assessed through the SHLAA/ELAA process with a conclusions being made as to the likelihood of a site being delivered as part of the urban capacity within the plan period.

4.6 Stage 6: Conclusions and Recommendations

4.6.1 Following the completion of the survey work data was collated within the shared database and reviewed to ensure that a consistent approach has been taken when assessing all sites. Detailed conclusions and recommendations are set out within section 5.0.

5.0 Conclusions and Recommendations

5.1 Introduction

5.1.1 The following section draws the detailed conclusions of the assessment as set out in section 4.0 of this report. Conclusions are provided in settlement specific sections which relate to the settlement hierarchy as set out within the LPS and Stage 2 of this report with broad district wide conclusions also included.

5.2 Lichfield City

5.2.1 The LPS identifies Lichfield City as the Districts most sustainable settlement and the major focus of growth. Core Policies 1 and 6 and Policy Lichfield 4 identify growth of around 3900 dwellings in and around Lichfield City (approx. 38% of the Districts residential growth) through a combination of sites within the urban area and Strategic Development Allocations (SDAs). Stage 1 of the UCA demonstrated that the completions, committed developments (including the SDAs) are not sufficient to meet the requirements of the LPS with regards to Lichfield City. Table B.2 (**Appendix B**) provides more detail on the current status of the Lichfield SDA's.

5.2.2 Following stages 2 and 3 the UCA has identified a number of sites as detailed at **Appendix E** for consideration through the UCA, the detailed assessment of which can be viewed at **Appendix F.1**.

Table 5.2

Source of Dwellings	Number of Dwellings
Sites complete 2008-2016 (Appendix A)	567
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	456
Committed sites assessed as 'uncertain' to be removed from committed supply.	-22
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	100
Additional urban capacity	367
Strategic Development Allocation(s)	2100
TOTAL	3568
LPS Requirement	3912
Remaining/Surplus requirement	-344

5.2.3 Table 5.2 (above) illustrates there is insufficient capacity from sites identified within the urban area of Lichfield to meet the requirements of the LPS. There are a number of sites identified within the existing committed supply and through the additional urban capacity which are capable of delivering 5 or more dwellings. The UCA has identified potential additional urban capacity of approximately 367 dwellings in addition to the current committed supply of sites.

5.2.4 In addition to this capacity there is a significant number of dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.2.5 With regards to Lichfield City the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential allocation (as illustrated on

map at **Appendix G.1**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);

- Site identified as additional urban capacity (**Appendix F**) should be considered for potential allocation (as illustrated on map at **Appendix G.1**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Further consideration should be given to those sites assessed as 'Uncertain' and the potential contribution these could make; and
- Sites beyond the existing urban should be considered to meet the remaining requirements of the LPS as set out in table 5.5 through either, or through a combination of the Local Plan Allocations and an emerging Neighbourhood Plan.

5.2.6 Further to the sites identified for inclusion within the urban capacity there are a number of sites which have been assessed as 'Uncertain'. These are sites where there is some uncertainty as to whether they should be included within the urban capacity at this time. However, it should be noted that should such sites come forward they could make a considerable contribution toward the housing requirement for Lichfield City.

5.2.7 With regards to Lichfield it should be noted that at the time of preparing the UCA an outstanding appeal for 750 dwellings adjacent to the West Coast Mainline railway to the north of the city has yet to be determined following call in by the secretary of state (Appeal reference: APP/K3415/W/16/3153006).

5.3 Burntwood

5.3.1 The LPS identifies Burntwood as one of the Districts most sustainable settlements and therefore a key focus for growth during the plan period, Core Policies 1 and 6 and Policy Burntwood 4 identify growth of around 1350 dwellings to be located in and around Burntwood through a combination of sites within the urban area and a Strategic Development Allocation. Stage 1 of the UCA demonstrated that the completions, committed developments (including the allocated sites) are not sufficient to meet the requirements of the LPS with regards to Burntwood. Progress of the SDA is provided at Table B.2 (**Appendix B**).

5.3.2 Following stages 2 and 3 the UCA has identified a number of sites as detailed at **Appendix E** for consideration through the UCA, the detailed assessment of which can be viewed at **Appendix F.2**.

Table 5.3 Burntwood UCA results

Source of Dwellings	Number of Dwellings
Sites complete 2008-2016 (Appendix A)	236
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	113
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	23
Additional urban capacity	318
Strategic Development Allocation(s)	345
TOTAL	1035
LPS Requirement	1350
Remaining/Surplus requirement	-315

5.3.3 Table 5.3 (above) illustrates there is insufficient capacity from sites identified within the urban area of Burntwood to meet the requirements of the LPS. There are a number of

sites identified within the existing committed supply and through the additional urban capacity which are capable of delivering 5 or more dwellings. The UCA has identified potential additional urban capacity of approximately 318 dwellings over the current committed supply of sites, this includes a recent planning permission granted (subject to signing of s106) for 150 dwellings on part of the Burntwood Business Park.

5.3.4 In addition to this capacity there is a significant supply of dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.3.5 With regards to Burntwood the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential allocation (as illustrated on map at **Appendix G.2**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Site identified as additional urban capacity (**Appendix F**) should be considered for potential allocation (as illustrated on map at **Appendix G.2**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission); and
- Sites beyond the existing urban should be considered to meet the remaining requirements of the LPS as set out in table 5.5 through either, or through a combination of the Local Plan Allocations and an emerging Neighbourhood Plan.

5.4 Fradley

5.4.1 The LPS identifies Fradley as playing a key role in the delivery of residential and employment development within the District. Core Policies 1 and 6 and Policies Rural 1 and Frad4 identify growth of around 1250 dwellings at Fradley accommodated primarily within the Fradley SDA. Stage 1 of the UCA demonstrated with regards to Fradley the completions, committed developments (including the allocated sites) are sufficient to meet the requirements of the LPS. Table B.2 provides more detail on the current status of the Fradley SDA. This table notes that the current allocations, outline permissions and reserved matters permissions equate to up to 1320 dwellings, slightly in excess of the 1250 identified within the LPS. However as table B.3 notes there is anecdotal evidence that certain parts of the SDA may not be built out to the upper limit of the outline permissions achieved.

5.4.2 The UCA identified one site above the thresholds within Fradley and are detailed at **Appendix E** the detailed assessment of which can be viewed at **Appendix F.3**.

Table 5.4: Fradley UCA results

Source of Dwellings	Number of Dwellings
Sites complete 2008-2016 (Appendix A)	16
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	5
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	0
Additional urban capacity	80

Strategic Development Allocation(s)	1320 ⁶
TOTAL	1421
LPS Requirement	1250
Remaining/Surplus requirement	+171

5.4.3 Table 5.4 demonstrates sufficient capacity to meet the requirements of the LPS with regards to Fradley. Only a very small proportion of this capacity is achieved through completions and existing commitments that are not within the SDA. Planning permission (either outline or reserved matters) has been granted for a majority of the SDA (approx. 1080 dwellings), however it is possible that parts of the SDA will not be developed to the maximum dwellings permitted by the consented outline planning applications.

5.4.4 The UCA identifies one site within the settlement boundary of Fradley (ID 138). The site was formally allocated for residential development through the 1998 Lichfield District Local Plan, however the policies relating to its allocation were not saved. The SHLAA had previously noted that there was little intention to bring the site forward for development since its earlier allocation, however a planning application for the site is with the authority and is currently awaiting determination⁷.

5.5.7 With regards to Fradley the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential allocation (as illustrated on map at **Appendix G.3**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission); and
- Consideration of amendments to the village settlement boundary to accommodate the SDAs.

5.5 Alrewas

5.5.1 LPS Policy Alr4 (Alrewas Housing) allocates a housing range of 90-180 dwellings to be located within and potentially beyond the village settlement boundary. The assessment undertaken at Stage 1 of the UCA demonstrates that when completions and current commitments are factored in there is a remaining need for Alrewas to accommodate 127 dwellings to meet the upper requirement of the LPS.

5.5.2 Table B.3 provides a schedule of those sites which have gained planning permission since the 1st April 2016 (the base date of the SHLAA 2016). Permission has been granted for a further 10 dwellings (net) within or adjacent to Alrewas, as such the overall requirement remaining to be met is 117 dwellings.

5.5.3 Following stages 2 and 3 of the assessment four sites were identified to be assessed in line with the UCA thresholds within Alrewas and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.4**.

⁶ As noted at table B.2 promotional material and anecdotal information from house builder of scheme with outline permission for 750 dwellings indicates that the scheme may deliver slightly less than that consented by the outline planning permission. However, presently the extant outline consent is for up to 750 dwellings with only reserved matters application submitted and determined for the first phase.

⁷ Planning permission was granted for the scheme, subject to signing of a section106 agreement after the base date of this report.

5.5.4 Of the four sites identified two are currently within the planning process one with planning permission and one which is under construction and are included within the committed supply identified at Appendix B. The UCA has identified one further urban capacity site where it is considered that this could be appropriate for residential development.

Table 5.5: Alrewas UCA results

Source of Dwellings	Number of Dwellings	
Sites complete 2008-2016 (Appendix A)	30	
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	23	
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	10	
Additional urban capacity	7	
TOTAL	70	
LPS Requirement (upper and lower ends of allocated range)	90	180
Remaining/Surplus requirement	-20	-110

5.5.6 Table 5.5 (above) illustrates there is insufficient capacity from sites identified within the village settlement boundaries to meet the requirements of the LPS. There are a number of sites identified within the existing committed supply and through the additional urban capacity which are capable of delivering 5 or more dwellings. In addition to this capacity there is an identified capacity of 20 dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.5.7 With regards to Alrewas the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential allocation (as illustrated on map at **Appendix G.4**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Sites identified as additional urban capacity (**Appendix F**) should be considered for potential allocation (as illustrated on map at **Appendix G.4**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Sites beyond the existing village settlement boundary should be considered to meet the remaining requirements of the LPS as set out in table 5.5 through either, or through a combination of the Local Plan Allocations and an emerging Neighbourhood Plan; and
- Consideration of amendments to the village settlement boundary to accommodate any proposed allocations beyond the current settlement boundary.

5.5.8 With regards to Alrewas it should be noted that at the time of preparing the UCA an outstanding appeal for 121 dwellings adjacent to the village boundary has yet to be determined following call in by the secretary of state (Appeal reference: APP/K3415/W/14/2225799).

5.6 Armitage with Handsacre

5.6.1 LPS Policy Arm4 (Armitage Housing) allocates a housing range of 120-220 dwellings to be located within and potentially beyond the village settlement boundary. The

assessment undertaken at Stage 1 of the UCA demonstrates that Armitage with Handsacre has exceeded the LPS requirements through completions and current commitments which total 284 dwellings, 64 dwellings in excess of the 220 figure within Policy Arm4. Table B.3 provides a schedule of those sites which have gained planning permission since the 1st April 2016 (the base date of the SHLAA 2016). Permission has been granted for a further 4 dwellings (net) within the village meaning the total completed and committed supply is 288 dwellings, 68 dwellings above that within Policy Arm4.

5.6.2 Following stages 2 and 3 of the assessment four sites were identified to be assessed in line with the UCA thresholds within Armitage with Handsacre and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.4**.

5.6.3 Two potential urban capacity sites were identified beyond those currently committed. However following each sites assessment it has been concluded that neither site should be considered for potential allocation at this stage.

Table 5.6: Armitage with Handsacre UCA results

Source of Dwellings	Number of Dwellings	
Sites complete 2008-2016 (Appendix A)	79	
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	205	
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	4	
Additional urban capacity	0	
TOTAL	288	
LPS Requirement (upper and lower ends of allocated range)	120	220
Remaining/Surplus requirement	+168	+68

5.6.4 Table 5.6 (above) illustrates there is sufficient capacity from committed sites and completions since 2008 to meet the requirements of the LPS. A majority of this capacity comes from a committed scheme for up to 200 dwellings (199 net) adjacent to Hayes Meadow Primary School. In addition to this capacity there is an identified capacity of 11 dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.5.7 With regards to Armitage with Handsacre the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential (as illustrated on map at **Appendix G.5**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission); and
- Consideration of amendments to the village settlement boundary to accommodate any proposed allocations beyond the current settlement boundary.

5.7 Fazeley, Mile Oak & Bonehill

5.7.1 LPS Policy Faz4 (Fazeley, Mile Oak & Bonehill Housing) allocates a housing range of between 280 and 350 dwellings to be located within and potentially beyond the village settlement boundary. The assessment undertaken at Stage 1 of the UCA demonstrates that when completions and current commitments are factored in there is a remaining need

for Fazeley, Mile Oak & Bonehill to accommodate 107 dwellings to meet the upper requirement of the LPS.

5.7.2 Following stages 2 and 3 of the assessment six sites were identified to be assessed in line with the UCA thresholds within Fazeley, Mile Oak & Bonehill and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.4**.

5.7.3 Of the six sites identified one was identified as having planning permission (Site 115 Tolsons Mill) and is included within the committed supply identified at Appendix B. It should be noted that the planning permission for this site has expired since the base date of the SHLAA 2016. The UCA has identified one urban capacity site where it is considered that this could be appropriate for residential development. A further site (Site 97 Bonehill Mill, Lichfield Street) has been identified which could potentially deliver residential growth within the existing urban area, however the agent notes that further growth beyond the settlement boundary (but within the curtilage of the site) may be required in order to achieve a viable development due to the constraints of the site. As such site 97 has been identified as a potential site which would require further consideration.

Table 5.7: Fazeley, Mile Oak & Bonehill UCA results

Source of Dwellings	Number of Dwellings	
Sites complete 2008-2016 (Appendix A)	124	
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	112	
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	0	
Additional urban capacity	7	
TOTAL	243	
LPS Requirement (upper and lower ends of allocated range)	280	350
Remaining/Surplus requirement	-37	-107

5.7.4 Table 5.7 (above) illustrates there is insufficient capacity from sites identified within the village settlement boundaries to meet the requirements of the LPS. There are a number of sites identified within the existing committed supply and through the additional urban capacity which are capable of delivering 5 or more dwellings. In addition to this capacity there is an identified capacity of 12 dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.5.7 With regards to Fazeley, Mile Oak & Bonehill the UCA provides the following conclusions:

- Sites within the existing committed supply (**Appendix B**) capable of delivering 5 or more dwellings should be considered for potential allocation (as illustrated on map at **Appendix G.6**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Site identified as additional urban capacity (**Appendix F**) should be considered for potential allocation (as illustrated on map at **Appendix G.6**) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Sites beyond the existing village settlement boundary should be considered to meet the remaining requirements of the LPS as set out in table 5.7 through either, or through a combination of the Local Plan Allocations and an emerging

Neighbourhood Plan (it should be noted that due to Fazeley, Mile Oak and Bonehill's location within the Green Belt an emerging Neighbourhood Plan would not be able to modify the Green Belt boundary);

- Further consideration should be given to those sites assessed as 'Uncertain' and the potential contribution they could make; and
- Consideration of amendments to the village settlement boundary to accommodate any proposed allocations beyond the current settlement boundary. Further consideration should be given to site 97 which is partly located within the settlement boundary.

5.8 Shenstone

5.8.1 LPS Policy Shen4 (Shenstone Housing) allocates a housing range of 50-150 dwellings to be located within and potentially beyond the village settlement boundary. The assessment undertaken at Stage 1 of the UCA demonstrates that when completions and current commitments are factored in there is a remaining need for Shenstone to accommodate 52 dwellings to meet the upper requirement of the LPS.

5.8.2 Following stages 2 and 3 of the assessment two sites were identified to be assessed in line with the UCA thresholds within Shenstone and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.4**.

Table 5.8: Shenstone UCA results

Source of Dwellings	Number of Dwellings	
Sites complete 2008-2016 (Appendix A)	45	
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	3	
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	0	
Additional urban capacity	50 (site is proposed to be allocated within emerging Shenstone NP)	
TOTAL	98	
LPS Requirement (upper and lower ends of allocated range)	50	150
Remaining/Surplus requirement	+48	-52

5.8.4 Table 5.8 (above) illustrates there is insufficient capacity from sites identified within the village settlement boundaries to meet the requirements of the LPS. Whilst sufficient sites have been identified to meet the lower end of the range proposed within the LPS there is a remaining requirement of 52 dwellings against the upper end of this range. The Shenstone Neighbourhood Plan which is due to proceed to referendum in November 2016 has been independently examined and seeks to allocate a site within the settlement boundary for a mixed use development to include up to 50 dwellings which is included within the total shown in table 5.8⁸. This proposed allocation has been independently examined and subject to the referendum the Neighbourhood Plan would become part of the development plan for the area.

5.8.5 With regards to Shenstone the UCA provides the following conclusions:

⁸ It should be noted that the Referendum was held on 17th November 2016 where a majority 'yes' vote was recorded. The Shenstone Neighbourhood Plan was made on 13th December 2016 after the base date of this report.

- The site identified as additional urban capacity (**Appendix F**) which is proposed to be allocated through the Shenstone Neighbourhood Plan should be allocated;
- Sites beyond the existing village settlement boundary should be considered to meet the remaining requirements of the LPS as set out in table 5.8 through either, or through a combination of the Local Plan Allocations and an emerging Neighbourhood Plan (it should be noted that due to Shenstone's location within the Green Belt an emerging Neighbourhood Plan would not be able to modify the Green Belt boundary); and
- Consideration of amendments to the village settlement boundary to accommodate any proposed allocations beyond the current settlement boundary.

5.9 Whittington

5.9.1 LPS Policy Whit4 (Whittington Housing) allocates a housing range of 35-110 dwellings to be located within and potentially beyond the village settlement boundary. The assessment undertaken at Stage 1 of the UCA demonstrates that when completions and current commitments are factored in there is a remaining need for Whittington to accommodate 91 dwellings to meet the upper requirement of the LPS. A further 1 dwelling (net) has been granted planning permission since 1st April 2016 (Appendix B, Table B.3) as such the overall requirement remaining to be met is 90 dwellings.

5.9.2 Following stages 2 and 3 of the assessment three sites were identified to be assessed in line with the UCA thresholds within Whittington and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.4**.

5.9.3 Of the sites identified the assessment concludes that two, with a potential capacity of 18 dwellings have the potential to be delivered and should be considered as potential allocations.

Table 5.9: Whittington UCA Results

Source of Dwellings	Number of Dwellings	
Sites complete 2008-2016 (Appendix A)	16	
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	3	
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	1	
Additional urban capacity	18	
TOTAL	38	
LPS Requirement (upper and lower ends of allocated range)	35	110
Remaining/Surplus requirement	+3	-72

5.5.6 Table 5.9 (above) illustrates there is insufficient capacity from sites identified within the village settlement boundaries to meet the requirements of the LPS. The sites identified leave surplus of 72 dwellings against the upper and lower requirements of the LPS and Policy Whit4 r. It should be noted that of the urban capacity identified at table 5.5 approximately 10 dwellings are likely to be developed beyond the next 10 years toward the end of the plan period.

5.5.7 There is an identified capacity of 4 dwellings on sites within the committed supply on sites below the threshold of 5 dwellings applied by the UCA. Whilst the UCA does not propose that sites of this scale should be considered for allocation it is important to note the contribution such schemes make to the overall supply of dwellings against the LPS requirements.

5.5.8 With regards to Whittington the UCA provides the following conclusions:

- Site identified as additional urban capacity (Appendix F) should be considered for potential allocation (as illustrated on map at Appendix F.9) and subject to sustainability appraisal unless the site has the benefit of planning permission (or a resolution to grant planning permission);
- Sites beyond the existing village settlement boundary should be considered to meet the remaining requirements of the LPS as set out in table 5.9 through either the Local Plan Allocations and an emerging Neighbourhood Plan (it should be noted that due to Whittington's location within the Green Belt an emerging Neighbourhood Plan would not be able to modify the Green Belt boundary); and
- Consideration of amendments to the village settlement boundary to accommodate any proposed allocations beyond the current settlement boundary.

5.10 Key Rural Settlement Overall Conclusions

5.10.1 Sections 5.5 to 5.9 have provided individual conclusions for each of the Key Rural Settlements identified within the LPS. Core Policy 6 of the LPS identifies an additional 440 dwellings (in addition to identified deliverable and developable sites) to be apportioned and delivered between Alrewas, Armitage with Handsacre, Fazeley, Shenstone and Whittington. The individual conclusions for each settlement have demonstrated that with the exception of Armitage with Handsacre there are insufficient sites identified within the existing settlement boundaries to deliver the upper end of the ranges set out within the LPS.

Table 5.10: Key Rural Settlement overall summary

Key Rural Settlement	Urban Capacity	Lower end of LPS range	Difference	Upper end of LPS range	Difference
Alrewas	70	90	-20	180	-110
Armitage with Handsacre	288	120	168	220	68
Fazeley, Mile Oak & Bonehill	243	280	-37	350	-107
Shenstone	98	50	48	150	-52
Whittington	38	35	3	110	-72
TOTAL	737	575	162	1010	-273

5.10.2 Table 5.10 illustrates that sufficient sites, including completions, commitments and identified potential urban capacity can be identified to meet the total lower end of the allocated housing ranges across the five key rural settlements. However, when the upper end of the range is considered there is a significant shortfall of at least 273 dwelling with only Armitage with Handsacre meeting the requirements of the LPS.

5.10.3 This indicates that further sites adjacent to the remaining Key Rural Settlements will need to be considered and allocated through the LPA. Whilst there has been a slight overprovision in Armitage with Handsacre it is recommended that sufficient sites be allocated for each Key Rural Settlement, with the exception of Armitage with Handsacre, to meet the higher end of the LPS requirements, such an approach would ensure some flexibility of provision is provided.

5.10.4 The overall recommendations for the Key Rural Settlements is as follows:

- Allocations should be made beyond the existing settlement boundaries for each of the following settlements: Alrewas, Fazeley Mile Oak & Bonehill, Shenstone and Whittington. Allocations can be made through either the Local Plan Allocations document, Neighbourhood Plans, or through a combination of both; and
- Once potential allocations beyond the current village settlement boundaries have been identified amendments to the boundaries should be made to incorporate any proposed allocations.

5.11 Other Rural (other rural settlements with village boundaries)

5.11.1 LPS Core Policies 1 and 6 and Policies Rural 1 and 2 note that the remaining rural settlements and areas of the District will deliver limited residential growth, primarily to meet local needs of approximately 500 dwellings. The assessment undertaken at Stage 1 of the UCA demonstrates that the 'Other Rural' settlements/areas have exceeded the LPS requirements through completions and current commitments which total 531 dwellings, 31 dwellings in excess of the 500 figure within Policies Rural and Rural 2. Additionally a further 20 (net) dwellings have been granted permission since the base date of the SHLAA 2016 (Appendix B Table B.3). As a result the total completed and committed supply is 551 dwellings, 51 dwellings (or 10%) above the LPS requirements.

5.11.2 Following stages 2 and 3 of the assessment five sites were identified to be assessed in line with the UCA thresholds within the other rural areas and are detailed at **Appendix E**. The detailed assessments for those sites can be viewed at **Appendix F.10**.

Table 5.11: 'Other Rural' UCA Results

Source of Dwellings	Number of Dwellings
Sites complete 2008-2016 (Appendix A)	281
Net committed supply at 31 st March 2016 (Appendix B – Table B.1)	250
Net additional commitments from 1 st April 2016 – 31 st August 2016 (Appendix B – Table B.3)	20
Additional urban capacity	0
TOTAL	551
LPS Requirement	500
Remaining/Surplus requirement	+551

5.11.3 Table 5.11 (above) illustrates there is sufficient capacity from sites identified within the village settlement boundaries and wider rural areas to meet the requirements of the LPS. It is likely that further windfall developments within the other rural villages and areas will continue to come forward during the plan period as such it is not considered necessary to identify further sites to those already committed within the other rural settlements.

5.11.4 With regards to the other rural settlements/areas the UCA provides the following conclusions:

- Sites within the existing committed supply (Appendix B) capable of delivering 5 or more dwellings should be considered for potential allocation and subject to sustainability appraisal (as illustrated on map at Appendix G.10);
- Consideration of amendments to the village settlement boundaries where sites have been identified within the committed supply adjacent to village settlement boundaries – in particular Hill Ridware, Harlaston and Kings Bromley.

5.11.5 With regards to the Other Rural settlements/areas it should be noted that at the time of preparing the UCA an outstanding appeal for 180 dwellings within the rural area has yet to be determined following call in by the secretary of state (Appeal reference: APP/K3415/W/15/3024063).

5.12 Overall Conclusions and Recommendations

5.12.1 The UCA has identified significant available capacity with the built up areas of the Districts settlements which go some way toward meeting the overall requirements of the LPS. However, for most settlements there is not sufficient identifiable urban capacity to meet the remaining requirements of the LPS once completions and the currently committed supply has been factored in. This means there is a requirement for additional sites to be identified for allocation through the Local Plan Allocations process.

5.12.2 Table 5.12 (below) provides a District wide summary which illustrates that there is an overall deficit of 728 dwellings when considered against the requirements of the LPS.

Table 5.12: Overall Conclusions

Settlement in Hierarchy (not including North of Tamworth of East of Rugeley)	Total dwellings (including completions, supply, allocations and UCA capacity)	LPS requirement (including Upper end of LPS range)	Difference
Lichfield City	3568	3912	-344
Burntwood	1035	1350	-315
Fradley	1421	1250	+171
Alrewas	70	180	-110
Armitage with Handsacre	288	220	+68
Fazeley, Mile Oak & Bonehill	243	350	-107
Shenstone	98	150	-52
Whittington	38	110	-72
Other Rural	551	500	+51
TOTAL	7312	8040	-728

5.12.3 Whilst three aspects of the settlement hierarchy have demonstrated that the LPS requirements have been exceeded it is not recommended that this slight overprovision be used to offset under supply in other settlements. Section 5.10 recommended that sufficient sites should be identified for all key rural settlements to deliver the higher end of the allocated range. The same approach should be applied to Lichfield and Burntwood to ensure that where possible there is flexibility in provision. Where there is a requirement to identify further sites a range of sources should be considered:

- Sites adjacent to the existing urban areas/village settlement boundaries as included within the SHLAA and/or submitted through the Call for Sites process;
- Further consideration of those sites assessed as 'Uncertain' through this UCA; and
- Sites promoted through the ongoing consultation on the LPA document.

5.12.4 For those settlements which have met or exceeded the LPS requirements it is not proposed that further allocations be considered through the LPA process, additionally windfall opportunities within those settlements may arise during the course of the plan period which will add further flexibility to the supply of housing land.

5.12.5 Stage 2 of the UCA considered the effect of windfall developments (below 5 dwellings) upon the housing supply. This indicated that a windfall allowance of approximately 50-55 dwellings per year would provide an appropriate estimation of the delivery of small sites. Clearly such sites will continue to become available and contribute to the housing supply across the remained of the plan period which will assist in providing flexibility.

Appendix A – Trajectory of residential completions (2008-2016)

Table A.1 Trajectory of completions by settlement within the LPS settlement hierarchy (2008-2016)

Settlement within LPS Hierarchy	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	Total (2008/2016)
Lichfield City	88	65	157	46	16	101	53	41	567
Burntwood	54	20	52	6	21	8	19	56	236
Fradley	1	0	5	3	0	0	6	1	16
Alrewas	1	4	11	3	0	2	5	4	30
Armitage with Handsacre	11	1	11	25	11	15	4	1	79
Fazeley, Mile Oak & Bonehill	13	6	4	28	3	52	17	1	124
Shenstone	8	4	11	4	0	13	4	1	45
Whittington	2	1	0	0	2	0	11	0	16
Other Rural	99	6	36	17	46	30	30	17	281
East of Rugeley	0	0	42	76	153	108	82	82	543
North of Tamworth	0	0	0	0	0	0	0	0	0
Total	277	107	329	208	252	329	231	204	1937

Table A.2 Trajectory of site by site completions by year (2008-2016)

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
2008/2009					
Bison Concrete	Lichfield	03/01507/REM	175	16	No
Chesterfield Farm	Other Rural	03/00185/COU	2	1	No
Gorse Farm	Other Rural	04/01230	2	1	No
Hammerwich Hospital	Burntwood	08/00132/REMM	50	4	No
Hurst Farm, Whittington Hurst	Lichfield	02/00530	3	1	No
Laurel Farm	Other Rural	04/00033/COU	2	1	No
Main Street, land rear of 60	Shenstone	07/01219/FUL	5	2	No
Pavious Road, land rear 15-17	Burntwood	07/00186/FUL	2	1	No
Pipehill House, Walsall Road	Other Rural	07/01108	4	2	No
Abbeylands Cottage1 11 Rake End	Other Rural	07/01251/FUL	1	1	Yes
Acacia Grove Farm	Other Rural	00/00725	3	1	Yes
Alderhythe Grove, 2	Other Rural	00/00121	1	1	Yes
Alrewas Road, 17	Other Rural	03/01018/COU	1	1	Yes
Alrewas Road, 63	Other Rural	07/00977/FUL	1	1	Yes
Alrewas Road, land adj 31	Other Rural	04/01247/FUL	1	1	Yes
Arcadia, Drayton Manor Drive	Other Rural	04/00480	1	1	Yes
Arts Centre, Bird Street	Lichfield	04/00805	12	12	Yes
Baker Street, 14-16	Burntwood	06/01066/FUL	2	2	Yes
Beacon Croft, Shaw Lane	Lichfield	07/0003/FUL	1	1	Yes
Beechwood, Roman Road	Other Rural	03/01334	1	1	Yes
Bird Street, 26-28	Lichfield	06/01107/FULM	19	19	Yes
Boat House, Swinfen	Other Rural	02/00674	1	1	Yes
Boley Cottage Farm	Other Rural	03/01485	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Bonehillhill Cottage, land adj	Fazeley Mile Oak & Bonehill	04/00772/FUL	1	1	Yes
Bonehillhill House, Stables & Coach House	Fazeley Mile Oak & Bonehill	07/01157/FUL	1	1	Yes
Borrowcop Lane, 39	Lichfield	06/00084/FUL	1	1	Yes
Borrowcop Lane, 69	Lichfield	07/00297/FUL	2	2	Yes
Brook End, 40	Fazeley Mile Oak & Bonehill	06/00922	1	1	Yes
Brook End Garage Court rear 41-43	Fazeley Mile Oak & Bonehill	08/00775/FUL	2	2	Yes
Bryn Hafod, Walsall Road	Other Rural	02/01193/COU	1	1	Yes
Cannock Road, 22	Burntwood	04/00070	1	1	Yes
Carroway Head Farm, Canwell	Other Rural	04/00849	1	1	Yes
Chorley Road, land rear of 186/188	Burntwood	07/00287/FUL	1	1	Yes
Church Street, 17	Lichfield	03/00111/COU	1	1	Yes
Church Street, 13-19	Burntwood	06/00849/FULM	17	17	Yes
Clifton Hall Conversion	Other Rural	96/00003	4	2	Yes
Clifton Hall	Other Rural	06/00731/COU	4	4	Yes
Coppice, Roman Road	Other Rural	07/00272/FUL	1	1	Yes
Cruck Cottage, Hood Lane	Other Rural	05/00774/COU	1	1	Yes
Deer Park Road, land rear 31 & 32	Fazeley Mile Oak & Bonehill	06/01064/FUL	2	2	Yes
Drayton House, Drayton Lane	Other Rural	02/00157	1	1	Yes
Drayton Lane, 53	Other Rural	05/00243/FUL	1	1	Yes
Eddies Lane, land adj 2	Other Rural	05/00301	1	1	Yes
Ellfield House, Whittington Common	Other Rural	08/00843/COU	1	1	Yes
Fawley Farm, Rough Park	Other Rural	03/01525	2	2	Yes
Footerley Road, 16	Shenstone	08/00285/FUL	1	1	Yes
Fordway Farm, Blythe Byre	Other Rural	97/00157	1	1	Yes
Furlong Lane, 50	Alrewas	03/00967/FUL	2	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Gaiafields Road, 5	Lichfield	06/00758/FUL	1	1	Yes
Gainsborough Hill Farm	Other Rural	03/01220/COU	3	2	Yes
Grange Farm, Shenstone	Other Rural	02/00964	1	1	Yes
Greenacres, Newlands Lane	Other Rural	06/0039	1	1	Yes
Grove Farm	Other Rural	04/00204	1	1	Yes
Hammerwich House Farm	Other Rural	05/00894/FUL & 08/00709/FUL	5	5	Yes
Hammerwich Place Farm	Other Rural	04/00466	2	2	Yes
Hatching Tan, Dunmore Hay Lane	Fradley	02/00495	4	1	Yes
Hathaway, 95 Manley Road	Other Rural	00/00850	1	1	Yes
High Street 52/52a	Burntwood	06/01070/FUL	1	1	Yes
Highfields, 3	Burntwood	05/00456	2	2	Yes
Hill Top Farm Cottage, land adj	Other Rural	03/00909	1	1	Yes
Hints Road, 32	Other Rural	07/00999/FUL	2	1	Yes
Holt Farm	Other Rural	02/00170	2	1	Yes
Hopwas Pumping Station (New Build)	Other Rural	06/00632/FUL	2	1	Yes
Huddlesford Grange Farm	Other Rural	03/01267	4	2	Yes
Ivy House, land to rear of	Shenstone	07/00686/FUL	1	1	Yes
Lazy Hill, 2	Other Rural	02/00252	1	1	Yes
Lincoln Croft, 12	Shenstone	08/00436/FUL	1	1	Yes
Longmoor, Little Aston	Other Rural	00/00870	1	1	Yes
Lount Farm, Uttoxeter Road	Other Rural	02/00614	1	1	Yes
Lower Newlands Farm, Blithbury	Other Rural	01/00612	2	1	Yes
Main Road, 104	Other Rural	02/00437	1	1	Yes
Main Road, 104 (New Build)	Other Rural	02/00477	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Main Street, 18	Other Rural	03/01042	1	1	Yes
Main Street, 117	Other Rural	02/01029	1	1	Yes
Main Street, 96	Other Rural	03/00097	4	1	Yes
Manor Bungalow, Manor Park	Other Rural	04/00365	1	1	Yes
Manor Farm, Blithbury	Other Rural	04/00576	1	1	Yes
Manor House Farm	Other Rural	00/00876	3	2	Yes
Manor Road, rear of 3	Other Rural	05/00786/FUL	1	1	Yes
Marlborough House, 26 St John Street	Lichfield	06/00974/FUL	9	9	Yes
Mill Farm, Cappers Lane	Other Rural	03/00666/COU	1	1	Yes
Mortuary, Edwards Road	Burntwood	02/00455	1	1	Yes
Netherstowe Lane, 131	Lichfield	02/01191	1	1	Yes
New Road, 3 land adjacent	Armitage with Handsacre	10/01075/FUL	1	1	Yes
North Lodge	Other Rural	02/00001	1	1	Yes
Oakley House Hotel	Lichfield	02/00091	3	1	Yes
Orchard Farm	Other Rural	07/00669/REM	9	9	Yes
Park Lane, 74	Fazeley Mile Oak & Bonehill	03/00389/FUL	1	1	Yes
Pinfold Hill, 68	Shenstone	04/00356	1	1	Yes
Princess Street, land adj 9	Burntwood	07/00556/FUL	1	1	Yes
Princess Street, 4-6	Burntwood	05/00510	1	1	Yes
Princess Street, land rear 61	Burntwood	04/01014	1	1	Yes
Queen Street, land rear 83-87	Burntwood	06/01193	2	2	Yes
Rake End, rear of Rake End House	Other Rural	04/00459	1	1	Yes
Rectory Lane, land rear 1-5	Armitage with Handsacre	06/00766/REM	2	2	Yes
Red, White and Blue, Walsall Road	Other Rural	04/00880	1	1	Yes
Rugeley Road, rear of 45/47	Burntwood	03/01119	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Sandborough Hill Cottage, Yoxall Road	Other Rural	07/01154/FUL	1	1	Yes
Shortbutts Lane, land rear of 73	Lichfield	07/00228/FUL	4	4	Yes
Shortbutts Lane, land adj 65-67	Lichfield	06/00905/REMM	24	4	Yes
Spinney End, land SW of, The Green	Whittington	06/00749	1	1	Yes
Spinney Lane, 49	Burntwood	07/00285/FUL	1	1	Yes
Spinney Lane, 71	Burntwood	05/00858/FUL	2	2	Yes
Springhill Farm	Other Rural	00/01025	2	2	Yes
Squirrel's Hollow, 3	Burntwood	02/00114	1	1	Yes
St Johns Drive, land adj 3	Shenstone	03/00903	1	1	Yes
St Johns Drive, land off	Shenstone	02/00855	1	1	Yes
St Johns House, 28 St John Street	Lichfield	03/01404	1	1	Yes
St Lukes Church Hall	Armitage with Handsacre	06/00694	1	1	Yes
Sunnyside Farm, Elmhurst	Other Rural	02/01277	4	1	Yes
Sutton Road, 125	Fazeley Mile Oak & Bonehill	07/00373/FUL	3	3	Yes
Swan Cottages, land rear of	Whittington	03/01468	1	1	Yes
Tamworth Street, 30	Lichfield	05/00576	1	1	Yes
The Crescent, 40	Burntwood	08/00006	1	1	Yes
The Croft, Roman Road	Other Rural	02/01318	1	1	Yes
The Dower House, Park Lane	Fazeley Mile Oak & Bonehill	01/00776	1	1	Yes
The Green Yard	Other Rural	05/00760	2	2	Yes
The Green, 15	Fazeley Mile Oak & Bonehill	01/00872	1	1	Yes
The Olde Peculiar PH	Armitage with Handsacre	06/00328	7	7	Yes
The Vicarage, Comberford	Other Rural	98/00173	1	1	Yes
Thorpe Street, 4	Burntwood	00/01161	2	2	Yes
Travellers Rest, 237 Chase Road	Burntwood	07/00845	9	9	Yes
Trent Valley Road, 23	Lichfield	03/00615	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Upper St John Street, 135-139	Lichfield	02/00485	3	2	Yes
Uttoxeter Road, 95	Other Rural	07/00077	3	3	Yes
Uttoxeter Road, 73	Other Rural	03/01414	2	2	Yes
Valley Lane, 100	Lichfield	05/00222	1	1	Yes
Valley Lane, land adj 38	Lichfield	04/00014	2	2	Yes
Vicarage Lane, 8	Other Rural	05/01083	3	3	Yes
Wade Lane Farm	Other Rural	96/00666	2	1	Yes
Walsall Road,41	Other Rural	03/00169	1	1	Yes
Walsall Road Phase VI	Lichfield	06/00873/FULM	112	5	Yes
Water Street, 62	Burntwood	03/00676	2	2	Yes
Wentworth Drive, 15	Lichfield	06/00993	1	2	Yes
Woodend Common Farm	Other Rural	00/01011	1	1	Yes
Ye Old Dun Cow	Other Rural	06/00036/FUL	2	2	Yes
Total Completions (Gross)				277	
2009/2010					
Alrewas Road, land adj 52	Other Rural	03/01208	2	1	No
Brockton House, land adj	Other Rural	08/00521/FUL	4	2	No
Cherry Orchard, land off	Lichfield	06/00931	9	2	No
Chesterfield Road	Lichfield	06/00764/FUL	230	3	No
City Wharf	Lichfield	06/00308REM	132	13	No
Fox Lane & Main Street, land off	Alrewas	04/00779 & 04/00778	12	4	No
Hammerwich Hospital	Burntwood	08/00132/REMM	50	15	No
High Street, 144	Burntwood	06/01056/FUL	6	2	No
Austin Cote Farm, Burton Old Road	Lichfield	08/00666	4	4	Yes
Bird Street, 7, Cadbury	Lichfield	07/00351/FUL	2	2	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Bison Concrete	Lichfield	03/01507/REM	175	31	Yes
Brereton Hill, 50 (Barn Conversion)	Other Rural	06/00926	1	1	Yes
Brook End, Garage Court 41-43	Fazeley Mile Oak & Bonehill	08/00775/FUL	2	2	Yes
Church Street, 34	Whittington	07/00496	1	1	Yes
Footherley Road, 16	Shenstone	08/00285	1	1	Yes
High Street, 50 land rear	Burntwood	07/01135	1	1	Yes
Manor Walk, land rear	Other Rural	04/01133	1	1	Yes
Park Farm, Armitage Lane (2)	Armitage with Handsacre	08/01132	1	1	Yes
Pinfold Hill, Seaton House	Shenstone	08/00128	1	1	Yes
Richard Cooper Road, 78	Shenstone	07/00918	1	1	Yes
Sanderling Rise, land adj 2	Burntwood	09/00193	1	1	Yes
Spencer Drive, 7	Burntwood	08/00202	1	1	Yes
St Johns Hill, 67-69 land rear	Shenstone	08/01190/FUL	1	1	Yes
Sturgeons Hill, 8	Lichfield	08/00139/FUL	1	1	Yes
The Green, land rear 17A,17,21	Fazeley Mile Oak & Bonehill	07/00416	4	4	Yes
Upper St John Street, 74	Lichfield	08/00695/FUL	5	5	Yes
Uttoxeter Road, 43A	Other Rural	08/00640	1	1	Yes
Weston Road, 132-134	Lichfield	00/00952	4	4	Yes
Total Completions (Gross)				107	
2010/2011					
Fox Lane & Main Street, land off	Alrewas	04/00779 & 04/00778	12	6	No
Friary Road, 2	Lichfield	08/00799/FUL	2	1	No
Laurel House, Fazeley	Fazeley Mile Oak & Bonehill	08/00422/REMM	77	2	No
Littlehay Manor House (Conversion)	Other Rural	08/01142/COU	5	2	No
Mill Dam House	Other Rural	04/00339	2	1	No

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Old Hall Farm	Fradley	09/00706/COU	7	1	No
Rugeley ERZ (Phase 1)	East of Rugeley	09/00991/REMM	81	40	No
Rugeley ERZ (Phase 2)	East of Rugeley	10/00616/FUL	79	2	No
Springhill Road, 90	Burntwood	09/01373/FUL	3	2	No
Syerscote Lane, Post Office Farm	Other Rural	09/00376/COU	2	1	No
The Poplars, Tuppenhurst Lane	Armitage with Handsacre	08/00356/REMM	15	11	No
Victoria Hospital	Lichfield	08/00716/REMM	61	32	No
Aldershawe Hall, Wall	Other Rural	06/00648/COU	1	1	Yes
Alrewas Road, land adj 52	Other Rural	03/01208	1	1	Yes
Barracks Lane, Warren House Farm	Other Rural	09/00081/COU	1	1	Yes
Brereton Hill, 50	Other Rural	09/01095/COU	1	1	Yes
Brook End, 38 land rear	Other Rural	08/00576/REM	1	1	Yes
Brownsfield Road, 2A	Lichfield	08/00270/REM	4	4	Yes
Chesterfield Road	Lichfield	06/00764/FUL	230	49	Yes
Church Hollow, Hollows End	Other Rural	09/00473/FUL	1	1	Yes
City Wharf	Lichfield	06/00308REM	132	62	Yes
Court Drive, The Cart Hovel	Shenstone	08/01308/COU	1	1	Yes
Curborough House Farm, Netherstowe	Other Rural	08/00667/COU	1	1	Yes
Friary Avenue, 2	Lichfield	09/00555/FUL	1	1	Yes
George Lane, 56	Lichfield	06/00627/FUL	2	2	Yes
Greenhough Road, 10	Lichfield	08/01014/FUL	1	1	Yes
Hammerwich Hospital	Burntwood	08/00132/REMM	50	31	Yes
Hawthorn, Ogley Hay Road	Burntwood	07/01003	1	1	Yes
High Street, 33	Burntwood	09/01017/FUL	3	3	Yes
High Street, 144	Burntwood	09/00515/FUL	6	4	Yes
High Street, 37	Burntwood	09/00996/FUL	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
High Street, 8	Burntwood	10/00418/COU	1	1	Yes
Highfields Road, 58	Burntwood	10/00757/FUL	2	2	Yes
Hill Hall Barn	Other Rural	05/00054/FUL	1	1	Yes
Hollyhill Road, 21	Shenstone	09/00075/FUL	1	1	Yes
Ironstone Road, land adj	Burntwood	08/00901/FUL	1	1	Yes
Jordan Close, 3	Fradley	09/00164/FUL	4	4	Yes
Kingfisher Holiday Park, Fradley Junction	Other Rural	06/00346/FUL	1	1	Yes
Laburnum House, Burton Old Road	Lichfield	07/00867/COU	1	1	Yes
Laurel Farm	Other Rural	04/00033/COU	2	1	Yes
Leomansley View, 21	Lichfield	09/00357/FUL	1	1	Yes
Littlehay Manor House	Other Rural	07/01159	5	5	Yes
Longdon Stud, Bardy Lane	Other Rural	07/00987	1	1	Yes
Main Street, 94A land adj	Other Rural	09/00259	1	1	Yes
Main Street, land rear of 60	Shenstone	07/01219/FUL	5	3	Yes
Main Street, 156	Alrewas	06/00372/FUL	1	1	Yes
Main Street, 5-7	Alrewas	10/00221	3	3	Yes
Mill End Lane, 16	Alrewas	09/00118	1	1	Yes
Mill House, Yoxall Road	Other Rural	04/01362	1	1	Yes
Nursery Lane, 17 land rear	Other Rural	07/00916/FUL	1	1	Yes
Orchard House, land adj	Fazeley Mile Oak & Bonehill	01/00738	1	1	Yes
Paviours Road, land rear 15-17	Burntwood	07/00186	2	1	Yes
Pine Ridge, Brereton Hill	Other Rural	07/00793/REM	1	1	Yes
Pipehill House, Walsall Road	Other Rural	07/01108	4	2	Yes
Post Office, Drayton Bassett	Other Rural	06/00255	1	1	Yes
Princess Street, 113	Burntwood	10/00913/COU	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Princess Street, 117, Post Office	Burntwood	09/00034/COU	1	1	Yes
Rake Hill, land at	Burntwood	06/00917/FUL	1	1	Yes
Shenstone Court Farm, The Quadrangle	Shenstone	08/01300/COU	3	3	Yes
Springhill Farm	Other Rural	00/01025	2	2	Yes
Springhill Road, land adj 5	Burntwood	07/00177	1	1	Yes
Squirrels Hollow, land adj 8	Burntwood	09/00316	1	1	Yes
St Mary's College, Weeford	Other Rural	04/00384	1	1	Yes
The Grove, 14	Other Rural	04/00860	1	1	Yes
The Hollies, Birmingham Road	Shenstone	07/01113	3	3	Yes
The Hollies, land rear of	Other Rural	08/00114	1	1	Yes
The Old Rectory, Churchside	Other Rural	06/00856	1	1	Yes
Tumbledown Cottage, Fotherly Lane	Other Rural	07/01185/FUL	1	1	Yes
Upper St John Street, 217	Lichfield	05/00044/FUL	2	2	Yes
Upper St John Street, 76	Lichfield	08/01083/COU	1	1	Yes
Victoria Drive, 6	Fazeley Mile Oak & Bonehill	09/00969/COU	1	1	Yes
Wigginton Village Hall	Other Rural	09/00354/COU	1	1	Yes
Wood End Farm, Wood End Lane	Other Rural	08/00683	1	1	Yes
Total Completions (Gross)				329	
2011/2012					
Laurel House, Fazeley	Fazeley Mile Oak & Bonehill	08/00422/REMM	77	28	No
Old Hall Farm	Fradley	09/00706/COU	7	1	No
Rugeley ERZ (Phase 1)	East of Rugeley	09/00991/REMM	81	35	No
Rugeley ERZ (Phase 2)	East of Rugeley	10/00616/FUL	79	41	No
Victoria Hospital	Lichfield	08/00716/REMM	61	26	No
Walsall Road, Pipehill Farm	Other Rural	05/00634	2	1	No

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Arkall Farm, Ashby Road	Other Rural	11/00022/COU	6	6	Yes
Bellamour Way, Croft House	Other Rural	10/00861/FUL	2	2	Yes
Bird Stree, 11	Lichfield	10/00926/COU	3	3	Yes
Bird Street, 6A	Lichfield	09/00339/COU	2	2	Yes
Brierty Hill Lane, Pear Tree Cottage	Other Rural	10/00240/FUL	1	1	Yes
Brownsfield Road, The Rocklands	Lichfield	08/01184/FUL	3	3	Yes
Church Farm Cottage, land adj	Other Rural	04/01271/FUL	1	1	Yes
Church Lane, The Creamery	Other Rural	09/01021/FUL	1	1	Yes
Church Road, 58	Burntwood	11/00389/FUL	1	1	Yes
Cottage Lane, 58	Burntwood	11/00056/ENFDE	2	2	Yes
Fosseway, land off	Lichfield	10/00754/FUL	2	2	Yes
Fox Lane & Main Street, land off	Alrewas	04/00779 & 04/00778	12	3	Yes
Gorse Farm	Fradley	04/01230	2	1	Yes
Handsacre Service Station	Armitage with Handsacre	08/01051/FULM	14	14	Yes
Hardwick Road, 35	Other Rural	08/01359/FUL	1	1	Yes
Hurst Farm, Whittington Hurst	Other Rural	02/00530	3	1	Yes
Little Aston Park Road, Mallory	Other Rural	09/01013/FUL	1	1	Yes
Norwich Close, 28	Lichfield	10/01367/FUL	1	1	Yes
Old Road, 94 & 96	Armitage with Handsacre	07/00970	1	1	Yes
Packington Fields Farm, Tamworth Road	Other Rural	11/00076/REM	1	1	Yes
Princess Street, 78A	Burntwood	08/00565/FUL	2	2	Yes
Rugeley Road, 61 (2)	Armitage with Handsacre	08/01215/FUL	6	6	Yes
Shereston House	Shenstone	10/00025/FUL	4	4	Yes
Springhill Road, 90	Burntwood	09/01373	3	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Syerscote Lane, Post Office Farm	Other Rural	09/00376/COU	2	1	Yes
Tamworth Street 19A	Lichfield	10/00719/FUL	5	5	Yes
Tamworth Street, 7-9	Lichfield	10/00727/FUL	2	2	Yes
The Poplars, Tuppenhurst Lane	Armitage with Handsacre	08/00356/REMM	15	4	Yes
Walsall Road, land rear Evenly	Lichfield	10/01113/FUL	1	1	Yes
Worthington Road, 81	Fradley	06/01023	1	1	Yes
Wyrly Close, corner of	Lichfield	10/00584/FUL	1	1	Yes
Total Completions (Gross)				208	
2012/2013					
High Street 39, Former Swan Inn	Burntwood	10/01563/FUL	8	2	No
Rugeley ERZ Phase 3	East of Rugeley	10/01200/REMM	117	72	No
Rugeley ERZ Phase 2b	East of Rugeley	10/00420/REMM	72	39	No
Stonnall House Farm. Mill Lane	Other Rural	10/00612/COU	4	1	No
Abnalls Lane, The Stables	Other Rural	10/01071/FUL	1	1	Yes
Ashmead Road 41, land adj	Burntwood	08/00145/FUL	1	1	Yes
Ashmore Brook Farm	Other Rural	08/00676/COU	1	1	Yes
Bardy Lane, Brereton Cross Farm	Other Rural	09/01139/COU	1	1	Yes
Boney Hay Road, 75	Burntwood	12/00214/FUL	2	2	Yes
Borrowcop Lane, 65	Lichfield	09/00036/FUL	1	1	Yes
Brockton House, land adj	Other Rural	08/00521/FUL	4	2	Yes
Burnett Road, 31	Other Rural	11/00525/FUL	1	1	Yes
Buxton Avenue & Brook End (Garage Court)	Fazeley Mile Oak & Bonehill	08/00526/REM	2	2	Yes
Cherry Orchard, land adj 2	Lichfield	10/01254/FUL	1	1	Yes
Christ Church Lane, 27	Lichfield	08/00924/FUL	1	1	Yes
Christ Church Lane, 95	Lichfield	10/01082/FUL	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Coleshill Road, 17	Fazeley Mile Oak & Bonehill	09/00988/FUL	1	1	Yes
Dayton lane End Farm	Other Rural	09/00747/FUL	1	1	Yes
Easter Hill land at, Christchurch Lane	Lichfield	10/00656/FUL	1	1	Yes
Friary Road, 2	Lichfield	08/00799/FUL	2	1	Yes
Frog Lane 20, Holme	Lichfield	10/01397/COU	1	1	Yes
High Street, 56	Burntwood	12/00876/FUL	2	2	Yes
High Street 58b, Casamia	Burntwood	08/00111/FUL	8	8	Yes
Horsey Lane, Woodhouses	Other Rural	10/00437/FUL	1	1	Yes
Lion's Den, Glade Lodge	Other Rural	12/01272/FUL	1	1	Yes
Little Hay Lane, Home Farm Buildings	Other Rural	09/00005/COU	1	1	Yes
Littlehay Manor House (Conversion)	Other Rural	08/01142/COU	5	3	Yes
Lullington Road, 2	Other Rural	11/00989/FUL	7	7	Yes
Main Street, 133	Other Rural	09/00551/FUL	1	1	Yes
Main Street, land north of 51	Whittington	11/00760/FUL	2	2	Yes
Mill Dam House	Other Rural	04/00339	2	1	Yes
New Road, 71B	Armitage with Handsacre	10/00857/FUL	2	2	Yes
New Road 61, land rear of	Armitage with Handsacre	08/00894/FUL	9	9	Yes
Oak Dairy Farm, Drayton lane	Other Rural	04/01167/COU	1	1	Yes
Ogley Hay Road, 140	Burntwood	09/00781/FUL	2	2	Yes
Parchfields House Farm	Other Rural	06/00012/COU	1	1	Yes
Quarry Hills Lane, land adj Garthfell House	Lichfield	10/01070/FUL	1	1	Yes
Rugeley ERZ (Phase 1)	East of Rugeley	09/00991/REMM	81	6	Yes
Rugeley ERZ (Phase 2)	East of Rugeley	10/00616/FUL	79	36	Yes
Rugeley Road, 19	Burntwood	08/01187/COU	1	1	Yes
Springhill Road 103, land adj	Burntwood	10/00578/FUL	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
St Johns Street, 13	Lichfield	12/00303/COU	3	3	Yes
Summerfield Road, land adj 1	Burntwood	09/01286/REM	2	2	Yes
Tamworth Road, Horsey brook Farm	Other Rural	12/00677/COU	2	2	Yes
The Parchments, 7	Lichfield	11/00368/FUL	1	1	Yes
The Square, Former Post Office	Other Rural	10/01148/COU	1	1	Yes
The Square, The Crown Inn	Other Rural	10/01110/FUL	3	3	Yes
Upper Way, 77	Other Rural	12/00298/FUL	2	2	Yes
Uttoxeter Road, 56	Other Rural	09/01061/FUL	2	2	Yes
Victoria Hospital	Lichfield	08/00716/REMM	61	3	Yes
Walsall Road, Abbey House	Lichfield	10/00360/COU	1	1	Yes
Walsall Road, The Olde Corner House	Other Rural	12/00193/FUL	9	9	Yes
Watling Street, The Barn, Wall Lane Farm	Other Rural	09/00556/FUL	1	1	Yes
Woodhouses Road, 74 (Barn Conversion)	Other Rural	07/00692/COU	1	1	Yes
Total Completions (Gross)				252	
2013/2014					
Birmingham Road, the Maltings	Lichfield	08/00589/FULM	41	16	No
Dam Street, 30, Pool House	Lichfield	11/00377/FUL	3	2	No
Rugeley ERZ, Phases 4&5	East of Rugeley	10/01201/REMM	219	30	No
Thorpe Street, 2	Burntwood	11/00926/FUL	1	1	Yes
Bird Street, 16A, Tree Spires House	Lichfield	12/01245/COU	3	3	Yes
Bird Street, 28	Lichfield	11/01360/COU	3	3	Yes
Blake Street, 28, land rear	Other Rural	11/00777/COU	1	1	Yes
Borrowcop Lane, 19	Lichfield	11/01282/FUL	3	3	Yes
Bridge Cross Road, Lambourne house	Burntwood	13/01284/COU	6	6	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix A

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Chesterfield Farm, Shenstone	Other Rural	03/00185/COU	1	1	Yes
Church Street, St Michaels School	Lichfield	11/00643/FUL	7	7	Yes
Coleshill Street, 61	Fazeley Mile Oak & Bonehill	10/01163/FUL	5	5	Yes
Cowhill Lane, Fox Meadow farm	Other Rural	09/01074/COU	1	1	Yes
Croxall Road, land between Fort Joe & Joes Cave	Other Rural	12/00610/REM	1	1	Yes
Dam Street, 18	Lichfield	10/01580/COU	1	1	Yes
Ford Lane, Hill Farm, Chorley	Other Rural	12/00295/COU	1	1	Yes
Giffords Croft, 5	Lichfield	12/00960/FUL	1	1	Yes
Grange Lane, Grange Lea	Lichfield	12/00148/FUL	1	1	Yes
Green Barns Lane, Green Barns Farm	Other Rural	08/00343/COU	4	4	Yes
Home farm, Forge Lane	Other Rural	03/00338/COU	4	4	Yes
Laurel House, Fazeley	Fazeley Mile Oak & Bonehill	08/00422/FULM	77	47	Yes
Little Aston Lane, 47	Other Rural	11/00527/FUL	5	5	Yes
Lysways Lane, Lysways Farm Bungalow	Other Rural	12/00880/FUL	1	1	Yes
Main Street, land adj 60	Alrewas	11/00227/FUL	1	1	Yes
Martlin Lane, land off	Other Rural	12/00776/FUL	3	3	Yes
Mill End Lane, 18	Alrewas	08/00896/FUL	1	1	Yes
Millmoor Avenue, land adj 26	Armitage with Handsacre	12/00118/FUL	1	1	Yes
New Road, 87	Armitage with Handsacre	11/00487/FUL	14	14	Yes
New Street, 1-3	Burntwood	10/00108/FUL	1	1	Yes
Oakdale, Lynn Lane	Shenstone	07/00379/REMM	13	13	Yes
Padbury Lane, Hillside Farm	Other Rural	09/00932/COU	1	1	Yes
Rugeley ERZ (Phase 3) Persimmon Homes	East of Rugeley	10/01200/REMM	81	45	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Rugeley ERZ (Phase 2b) Barratt Homes	East of Rugeley	10/00420/REMM	117	33	Yes
Stonnall House Farm. Mill Lane	Other Rural	10/00612/COU	4	3	Yes
Stoneyland Drive, Saxon Penny PH	Lichfield	12/01236/FUL	1	1	Yes
Swallow Croft, 22	Lichfield	12/00163/FUL	1	1	Yes
The Friary Car Park, The Friary	Lichfield	11/00043/FULM	60	60	Yes
The Old Coach House, Bellamour Old Hall	Other Rural	08/00818/COU	1	1	Yes
Upfields Farm	Other Rural	08/01129/FUL	2	2	Yes
Upper St John Street, 80A	Lichfield	10/01101/COU	1	1	Yes
Whiteacre Lane, Whiteacre Farm	Other Rural	13/01311/FUL	1	1	Yes
Windmill Lane, 2A	Lichfield	13/00214/FUL	1	1	Yes
Total Completions (Gross)				329	
2014/2015					
Rugeley ERZ Phases 4 & 5	East of Rugeley	10/01201/REMM	219	82	No
Bridge Farm Lane, Bridge Far,	Fradley	13/00337/COU	1	1	Yes
Ash Tree Lane, Hill Farm	Other Rural	09/01002/COU	1	1	Yes
Barnes Road, land adj 1 & 2	Shenstone	13/00632/FUL	1	1	Yes
Beech Gate, 3	Other Rural	08/01117/COU	1	1	Yes
Bellamour Way, land rear Lloyds cottage	Other Rural	12/00396/FUL	1	1	Yes
Bellamour Way. Lloyds cottages (2)	Other Rural	13/00013/FUL	1	1	Yes
Bird Street, 30-36	Lichfield	13/00303/COU	7	7	Yes
Birmingham Road, the Maltings	Lichfield	08/00589/FULM	41	25	Yes
Blake Street, 14	Other Rural	12/01344/COU	1	1	Yes
Boathouse, Lichfield Street	Fazeley Mile Oak & Bonehill	10/01256/FUL	12	12	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Burton Road, Swan Inn	Whittington	11/01408/FUL	9	9	Yes
Chawner Close, land at	Burntwood	13/00664/FUL	1	1	Yes
Church Road, outbuilding	Alrewas	12/00821	1	1	Yes
Church Road, The Rectory	Other Rural	11/01181/FUL	1	1	Yes
Church Road, Thornes Hall Farm	Other Rural	12/00850/FUL	1	1	Yes
Coney Lodge Farm	Burntwood	11/00980/COU	1	1	Yes
Curborough Road, land adj 166	Lichfield	13/01243/FUL	1	1	Yes
Dam Street, 30, Pool House	Lichfield	11/00377/FUL	3	1	Yes
Dimbles Lane, garage site rear 115	Lichfield	14/00728/FUL	3	3	Yes
Fisherwick Road, Whittington Social Club	Whittington	13/01206/COU	1	1	Yes
Fox Lane, Green Acres	Other Rural	13/01054/FUL	2	2	Yes
Friary Road, land adj 24	Lichfield	11/01055/FUL	1	1	Yes
Gablewood, Squirrel Walk	Other Rural	12/00697/FUL	1	1	Yes
Giddywell Lane, Rookery Farm	Other Rural	13/01073/FUL	1	1	Yes
Gorse Lane, Gorse Farm	Other Rural	14/00292/FUL	1	1	Yes
High Street, land rear 27	Burntwood	11/01425/FUL	1	1	Yes
High Street, Former Swan Inn	Burntwood	12/01160/FUL	9	7	Yes
High Street, 44, Shelia's Flower Box	Burntwood	12/00073/COU	1	1	Yes
Kingsdown Road, land at 2	Burntwood	12/00339/REM	1	1	Yes
Lichfield Street, 267	Fazeley Mile Oak & Bonehill	13/00088/COU	1	1	Yes
Lunns Croft, Guide Hut	Lichfield	12/01145/COU	1	1	Yes
Main Road, Stable Yard Nursery	Other Rural	13/00937/COU	1	1	Yes
New Street, land adj 30	Burntwood	12/01084/FUL	1	1	Yes
Oak Lane, 15	Burntwood	10/00415/FUL	1	1	Yes
Old Hall Lane, Old Hall Farm	Fradley	09/00707/LBC	7	5	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Park Lane, The Bungalow	Fazeley Mile Oak & Bonehill	11/01204/FUL	2	2	Yes
park Road, Essington House Far,	Alrewas	13/00564/COU	4	4	Yes
Pessall Lane, 14 & 16	Other Rural	10/01544/FUL	4	4	Yes
Pinfold Hill, 31	Shenstone	11/00621/FUL	3	3	Yes
Portway Lane, Portway Bungalow	Other Rural	13/00487/FUL	1	1	Yes
Quarry Hills Lane, 4 & 6	Lichfield	08/01305/FUL	5	5	Yes
Rake Hill, land at	Burntwood	11/00832/Ful	2	1	Yes
Roman Road, Cheswardine	Other Rural	11/00547/FUL	1	1	Yes
Roman Road, Roman Way	Other Rural	12/00661/FUL	1	1	Yes
Rosmary Hill Road, 21	Other Rural	13/01019/FUL	1	1	Yes
Rugeley Road, 123	Burntwood	08/00104/FUL	1	1	Yes
Rugeley Road 34A	Armitage with Handsacre	12/00209/FUL	4	4	Yes
Shute Hill, Ingle Cottage	Other Rural	14/00279/FUL	1	1	Yes
Stud Far, Drive, 9	Fazeley Mile Oak & Bonehill	06/00355/FUL	1	1	Yes
Sutton Road, land adj 179	Fazeley Mile Oak & Bonehill	14/00188/FUL	1	1	Yes
Talbot Avenue, Hilibre	Other Rural	13/00746/FUL	1	1	Yes
Tamworth Road, Quarry Lodge	Lichfield	14/00110/FUL	1	1	Yes
Tamworth Street , 1-5	Lichfield	13/01007/COU	2	2	Yes
Chase Road, The Centurion PH	Burntwood	10/00467/FUL	3	3	Yes
Roman Road, The Garth	Other Rural	03/00153/FUL	1	1	Yes
The Green, Bracken House	Whittington	12/00975/FUL	1	1	Yes
The Thorns, Roman Park	Other Rural	11/01308/FUL	1	1	Yes
Thorpe Lane, Glebe House	Other Rural	13/00567/COU	1	1	Yes
Upper St John Street, 78	Lichfield	11/01127/COU	2	2	Yes
Upper Way, land adj 23	Other Rural	10/00423/FUL	1	1	Yes
Wade Lane, Ridware Hall (Stables)	Other Rural	13/00138/FUL	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Walsall Road, 192	Lichfield	14/00477/FUL	1	1	Yes
Walsall Road, Blair House	Lichfield	11/00878/FUL	3	3	Yes
Walsall Road, Ivy House Farm	Other Rural	07/00875/FUL	1	1	Yes
Walsall Road Pipehill farm	Other Rural	05/00634/COU	2	1	Yes
Total Completions (Gross)				231	
2015/2016					
Baker Street, Land at (Chasetown)	Burntwood	15/00448/FUL	7	6	No
Birmingham Road, 176, Shenstone Woodend	Other Rural	13/01071/COU	2	1	No
Boney Hay Road, Former The Greyhound	Burntwood	14/00034/FUL	25	20	No
Highfields Road, land rear 113	Burntwood	14/00508/FUL	2	1	No
Park Road, 59 Mastrom Printers, Alrewas	Alrewas	14/00418/FUL	6	2	No
Princess Street, 78	Burntwood	14/00703/FUL	6	2	No
Rake Hill, 13	Burntwood	14/00726/FUL	3	1	No
Roman Lane, Melbourne House	Other Rural	09/00749/OUT	2	1	No
Rugeley ERZ, Phases 4 & 5	East of Rugeley	10/01201/REMM	219	82	No
Sportsway and Milestone Way, Land at junction	Burntwood	14/00612/FULM	351	6	No
Main Street, land rear of 70	Alrewas	12/01230/FUL	2	2	Yes
Baker Street, land adjacent 84	Burntwood	12/00825/FUL	1	1	Yes
Bridge Cross Road, land adjacent 37	Burntwood	15/00015/FUL	1	1	Yes
Burton Road, Willowbrook Farm, Alrewas	Other Rural		2	1	No
Cannock Road, 109	Burntwood	12/00865/FUL	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Chase Road, Former Dental Practice	Burntwood	09/01290/COU	3	3	Yes
Chorley Road, land adjacent Ring O Bells	Burntwood	14/00808/FUL	4	4	Yes
Church Lane, 42, Fradley Cottage	Fradley	13/01089/FUL	1	1	Yes
Coleshill Street, 85	Fazeley Mile Oak & Bonehill	13/01129/FUL	1	1	Yes
Davidson Road, land off (City Wharf)	Lichfield	14/00028/FULM	24	24	Yes
Dyott Close, 1, rear of	Lichfield	14/00229/FUL	1	1	Yes
Fisherwick Road, Cabin at Tamhorn Road	Other Rural	15/00345/CLE	1	1	Yes
High Street, 8, Colton	Other Rural		1	1	Yes
High Street. 41, Chasetown	Burntwood	15/00860/COU	1	1	Yes
High Street, land rear of 56	Burntwood	15/00132/FUL	2	2	Yes
Hospital Road, 13, Triangle Tavern	Burntwood	14/00254/FUL	7	7	Yes
Leaside Avenue, land adjacent 9	Armitage with Handsacre	12/00703/FUL	1	1	Yes
Little Hay Lane, St Chad's	Other Rural	13/00387/FUL	1	1	Yes
Main Street, Wordsley House, Stonnall	Other Rural	12/00492/COU	1	1	Yes
Raikes Lane, Fairfields Farm, Shenstone	Shenstone	15/01420/FUL	1	1	Yes
Sandford Street, adjacent 31a	Lichfield	10/00303/FULM	7	7	Yes
Sandford Street, adjacent 31	Lichfield	14/00180/FUL	2	2	Yes
Sandyway Farm, 251 Walsall Road	Lichfield	10/00580/COU	3	3	Yes
School Lane, Avondale	Other Rural	11/00775/FUL	3	3	Yes
Stafford Road, Sheriffs Ride	Other Rural	14/01040/FUL	1	1	Yes
Stockings Lane, Windmill Farm	Other Rural	12/01199/FUL	1	1	Yes
Trent Valley Road, 53	Lichfield	10/00151/FUL	1	1	Yes
Upper St Johns Street, Land between 205-217	Lichfield	13/01246/FUL	3	3	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Walsall Road, Annex at Oaklands Farm	Other Rural	15/00234/FUL	1	1	Yes
Watery Lane, land at Fullbrook Nursery	Other Rural	12/00716/FUL	1	1	Yes
Watling Street, The Castle	Other Rural	13/01124/FUL	3	3	Yes
Total Completions (Gross)				204	

Appendix B – Schedule of committed supply

Table B.1 Schedule of committed supply

PPF=Full Planning Permission, PPO = Outline Planning Permission, UC = Under Construction

SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
462	Tesco, Church Street	Lichfield	PPF	22	
39	Integra Works, Eastern Avenue	Lichfield	PPF	77	
44	St Chads House, Cross Keys	Lichfield	PPF	12	
89 & 90	Walsall Road, Recreation Zone (Hallam Park)	Lichfield	PPFs106	157	
2	The Friary, land adjacent Lich Library	Lichfield	UC	45	
164	Land off Cherry Orchard	Lichfield	UC	7	
627	25 Burton Road	Lichfield	PPO	1	
786	Gorse Lane, 2	Lichfield	PPF	2	1
703	Shortbutts Lane, Rear of 75	Lichfield	PPF	4	
874	Beacon Gardens, 20, land adj to	Lichfield	PPF	1	
60	Angel Croft	Lichfield	PPF	9	
64	41 Cherry Orchard (Humpty Dumpty)	Lichfield	PPF	8	
61	The Windmill PH	Lichfield	PPF	12	
806	Ferndale Road, 22	Lichfield	PPF	1	
63	The Greyhound PH	Lichfield	PPO	8	
836	Cross Keys, Former 'What' store	Lichfield	PPF	35	
915	Tamworth Street, 15	Lichfield	PPF	1	
918	Scotch Orchard, 4	Lichfield	PPF	1	
919	Bird Street, Minster House	Lichfield	UC	2	
54	Kwik Save, Tamworth Street	Lichfield	PPFs106	15	
920	Christchurch Lane, land adj The Old Vicarage	Lichfield	PPF	1	
925	Minster Pool Walk, St Marys Old School	Lichfield	PPF	1	
936	St Johns Street, St John's Hospital	Lichfield	UC	18	
Replacement dwelling	Gaia Lane, 25	Lichfield	UC	1	1
968	Brownsfield Rd, Adj 9,	Lichfield	PPF	1	
988	Brownsfield Rd., Adj 22	Lichfield	PPF	1	
996	Beacon Street, 149-151,	Lichfield	PPF	1	
965	Giffords Croft, Land Adj 7,	Lichfield	UC	1	
Replacement dwelling	Grange Lane, 14	Lichfield	PPF	1	1
1012	The Leasowe,30, Lichfield	Lichfield	PPF	1	
1009	Gaia Lane, 19	Lichfield	PPF	1	
1015	Bore Street, 19	Lichfield	PPF	1	
1018	Friday Acre, 27, Lichfield	Lichfield	PPF	1	
999	Sandford St., 6A,	Lichfield	PPF	3	
993	Curborough Rd, 19, SPAR	Lichfield	UC	4	
782	Wade Street, 53 (Bank Chambers)	Lichfield	UC	2	
163	21 Cannock Road	Burntwood	PPO	2	
616	Chase Road, land adj 236	Burntwood	UC	1	
763	High Street. 7-9	Burntwood	PPFs106	11	

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SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
557	Oakdene Road, 104	Burntwood	PPO	1	
821	High Street, land rear 161-167	Burntwood	PPF	7	
851	Rake Hill, 13	Burntwood	UC	2	1
857	Lawnswood Avenue, 1-3	Burntwood	PPF	2	
862	Woodhouses Road, 163, land adj to	Burntwood	PPF	1	
864	Bridge Cross Road, land rear 20	Burntwood	UC	1	
872	High Street, 57, land rear post office	Burntwood	PPF	1	
873	Water Street, 6	Burntwood	PPF	1	
903	Lichfield Road, 34	Burntwood	PPF	1	
924	Farewell Lane, land adj 24	Burntwood	PPO	2	
926	Chorley Road, Boney Hay Concrete Works	Burntwood	PPF	7	
932	Boney Hay Road, land rear 66	Burntwood	UC	1	
946	Princess Street, 78	Burntwood	UC	4	
952	Baker Street, land adj 101	Burntwood	PPF	1	
800	Rugeley Road, 3	Burntwood	PPF	1	
156	82-84 Queen Street	Burntwood	PPF	14	
750	Baker Street, land at	Burntwood	UC	1	
152	The Greyhound PH	Burntwood	UC	5	
938	Highfields Road, land rear 113	Burntwood	UC	1	
198	Rake Hill, Adj 15	Burntwood	PPF	3	
972	Lichfield Rd, Adj. 60,	Burntwood	PPO	1	
975	Rugeley Rd, 175, Chase Terrace	Burntwood	PPF	3	1
478	Bridge Cross Garage	Burntwood	PPF	8	
479	103 High Street	Burntwood	UC	10	
420	Cannock Road, Land to west of 193	Burntwood	UC	4	
982	Gorstey Lea, 7, Burntwood	Burntwood	PPF	1	
980	Cannock Rd, 154, Springhill Medical Centre	Burntwood	PPF	4	
1005	High St., 97-101& Tricorn Hs, Chasetown	Burntwood	PPF	7	
1020	Land at Cresswell Green, Coulter Ln.,	Burntwood	PPF	1	
1007	Rake Hill, 7,	Burntwood	PPF	5	1
726	Sanderling Rise, Adj 1.	Burntwood	UC	1	
848	Rugeley ERZ (Phases 4&5)	East of Rugeley	UC	25	
157	Rugeley ERZ canal side site	East of Rugeley	UC	54	
43	Browns Lane, Tamworth	North of Tamworth	UC	165	
883	Mill End Lane, 10	Alrewas	PPF	2	1
46	Park Road Printers	Alrewas	UC	4 (Total of 6 dwellings, 2 recorded as complete in Appendix A)	
610	Tudor Chocolates Workshop	Alrewas	PPF	4	
943	Micklehome Drive, 35	Alrewas	UC	1	

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SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
944	Churchill Crescent, land adj 8	Alrewas	PPF	1	
979	Mill End Lane, Alderhay	Alrewas	PPF	1	
974	Kings Bromley Rd, Jaipur Cottage	Alrewas	PPF	6	
990	Micklehome Drive, Adj 66	Alrewas	UC	1	
868	Park Road, R/o 4,	Alrewas	PPF	1	
1011	Main St., 25	Alrewas	PPF	3	1
945	Summerville Road, 7	Alrewas	PPF	1	
772	Harvey Road 35-37 (Garage Court)	Armitage with Handsacre	UC	2	
888	Rugeley Road, Clarke Hayes Barn	Armitage with Handsacre	UC	1	
967	70 Uttoxeter Rd, Handsacre	Armitage with Handsacre	PPF	2	1
986	New Rd., 90, Armitage	Armitage with Handsacre	PPF	1	
950	Old Road, Old Road Farm	Armitage with Handsacre	PPF	1	
91	Spode Avenue, Adj, Hayes Meadow School	Armitage with Handsacre	PPOs106	200	1
115	Tolsons Mill	Fazeley, Mile Oak & Bonehill	PPF	100	
807	Brook End, land off	Fazeley, Mile Oak & Bonehill	PPO	3	
929	Watling Street, 407	Fazeley, Mile Oak & Bonehill	PPF	1	
942	Manor Road, land rear 16	Fazeley, Mile Oak & Bonehill	PPF	1	
171	1 Reindeer Road	Fazeley, Mile Oak & Bonehill	PPF	1	
992	Coleshill St., 8, Post Office,	Fazeley, Mile Oak & Bonehill	PPF	2	
100	20 The Green	Fazeley, Mile Oak & Bonehill	PPO	4	
391	Church Farm, Church Lane	Fradley	PPF	1	
762	Forrester Close, Pumping Station	Fradley	PPF	1	
700	Long Lane, 4	Fradley	PPF	1	
860	Heath Gap, Bear Cottage	Fradley	PPF	1	
922	Old Hall Lane, land adj 4 Church Close	Fradley	PPF	1	
608	62 Pinfold Hill	Shenstone	PPF	1	
Replacement dwelling	Court Drive, 2	Shenstone	PPF	1	1
Replacement dwelling	Church Rd., 7	Shenstone	PPF	1	1
951	Main Street, 1A, Shenstone Post Office	Shenstone	UC	2	
Replacement dwelling	Court Drive, 46, 48, 48A	Shenstone	PPF	3	3
893	Fisherwick Road, 19	Whittington	PPF	1	
1004	Main St, 46B, Whittington	Whittington	PPF	1	
823	Vicarage Lane, Whittington Cricket Club	Whittington	PPF	1	
620	Melbourne House, Roman Lane	Other Rural	UC	1	1

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SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
203	Cornerways, land adj	Other Rural	PPF	1	
220	High Beeches, Roman Road	Other Rural	UC	1	
Replacement dwelling	6A Newick Avenue	Other Rural	PPF	1	1
Replacement dwelling	57A Walsall Road, LA	Other Rural	PPF	1	1
886	Woodside Drive, land at	Other Rural	PPF	1	
937	Keepers Road, Nether Barrow	Other Rural	PPF	2	1
Replacement dwelling	Squirrel Walk,16	Other Rural	UC	1	1
966	Newick Avenue, Rear of 27	Other Rural	PPF	1	
Replacement dwelling	Roman Park, 2	Other Rural	PPF	1	1
556	Main Street, 114-116	Other Rural	UC	1	
444	Chestnut Lane, 11	Other Rural	PPF	1	
991	Main Street, 131, Field House	Other Rural	PPF	1	
959	Newlands Lane, 11	Other Rural	PPF	1	
75	High Street, 2, Aspley House	Other Rural	UC	2	
998	Narrow Lane, Case View	Other Rural	PPF	1	
892	Hall Lane, Hammerwich House Farm	Other Rural	PPF	1	
973	Burntwood Road, 46	Other Rural	PPO	2	
255	Royal Oak PH	Other Rural	PPF	9	
135	Uttoxeter Road, Hill Ridware	Other Rural	PPO	42	
595	The Homestead, Haunton Road	Other Rural	PPF	1	
85	Fish Pitts Farm	Other Rural	PPF	14	
916	Nursery Lane, land adj 32	Other Rural	PPF	1	
858	Manor Road, 1, The Forge	Other Rural	PPF	1	
894	Alrewas Road, 26 & 28	Other Rural	PPF	1	
902	Manor Park, Manor Croft	Other Rural	PPF	3	
917	Manor Walk, land adj Tree Tops	Other Rural	PPF	1	
Replacement dwelling	Alrewas Road, 19	Other Rural	PPF	1	1
941	Manor Park, Kew	Other Rural	PPF	1	
13	Lichfield Road, Kings Bromley	Other Rural	UC	16	
725	Brook End, 13	Other Rural	UC	1	
1016	Brook End, 15, Heartlands	Other Rural	PPF	1	
774	Chesterfield Road, Amalfi	Other Rural	PPF	1	
890	Lynn Lane, Lynn Hall	Other Rural	PPF	2	1
1023	Upper Way, 76, Sunny Corner	Other Rural	PPF	1	
647	Upper Way, 93	Other Rural	UC	3	
870	Shaw Lane, Shaw Lane Farm	Other Rural	PPF	1	
871	Lysways Lane, Hanch Hall	Other Rural	PPF	1	
914	Blithbury Road, Longacre Farm	Other Rural	PPF	1	
934	Hallow Lane, Bank Top Farm	Other Rural	PPF	1	
796	Stoneywell Lane, Benbrook Farm	Other Rural	UC	1	

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SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
Replacement dwelling	Dark Lane, The Cottage	Other Rural	PPF	1	1
970	Lichfield Road, Edial House Farm	Other Rural	PPF	3	
981	Blithbury Road, Colton Mill Farm	Other Rural	PPF	2	
987	Newlands Lane, Barn at Lower Newlands Farm	Other Rural	PPF	1	
976	Fox Lane, Elmhurst Farm	Other Rural	PPF	3	
985	Cross in Hand Lane, Ashmore Brook	Other Rural	PPF	1	
1010	Uttoxter Road, Priory Farm	Other Rural	PPF	4	
1014	Rough Park Lane, Fawley Farm	Other Rural	PPF	1	
1019	Parchfield Enterprise Park, Unit 1, Blithbury Road	Other Rural	PPF	1	
1016	Horseley Lane, Beaudesert Park Farm	Other Rural	PPF	1	
1022	Colton Road, Station Works	Other Rural	PPO	14	
812	Pipe Lane, Quintin's Orchard Farm	Other Rural	UC	2	
Replacement dwelling	Lower Lane, orchard Cottage	Other Rural	PPF	1	1
Replacement dwelling	Lysways Lane, The Spinney	Other Rural	UC	1	1
Replacement dwelling	Commonside, Fairview	Other Rural	PPF	1	1
Replacement dwelling	Orchard Cottage, Lower Lane	Other Rural	PPF	1	1
Replacement dwelling	Cowhill Lane, land at Fox Meadow Farm	Other Rural	PPF	1	1
Replacement dwelling	Pipe Lane, The Bungalow	Other Rural	PPF	1	1
226	Lamb Farm, London Road	Other Rural	UC	7	
Replacement dwelling	Birmingham Road, Sabaar Lodge	Other Rural	PPF	1	1
Replacement dwelling	Canwell Hall	Other Rural	PPF	1	1
Replacement dwelling	Syerscote Lane, Cleat Hill Farm	Other Rural	PPF	1	1
Replacement dwelling	Scotland Lane, Oak Tree House	Other Rural	PPF	1	1
592	Stockford Lane, Williford Farm	Other Rural	UC	3	
51	Tamworth Road, Packington Hall	Other Rural	PPOs106	24	
811	London Road, Weeford Park Farm	Other Rural	PPF	4	
846	Mill Lane, The Dingle	Other Rural	PPF	1	
850	Footherly Lane, Footherly Cottages	Other Rural	UC	4	4
854	London Road, Weeford Park Farm (Barn Conversions)	Other Rural	PPF	2	
855	Chester Road, 731A	Other Rural	PPF	1	
Replacement dwelling	Chester Road, Fishpond Cottage	Other Rural	PPF	1	1
Replacement dwelling	Heath Road, Darnford Bridge Farm	Other Rural	PPF	1	1
875	Fisherwick Road, The Woodshed, Tamhorn Park Farm	Other Rural	PPF	1	
880	Flats Lane, 17	Other Rural	PPF	1	
889	Tamworth Road, Ingle Hill Farm	Other Rural	PPF	2	
778	Manor Lane, Manor Farm	Other Rural	PPF	1	
797	Lynn Lane, former sewage works	Other Rural	PPF	1	

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SHLAA ID	Address/Site	Settlement	Status	Gross Yield	Demolitions/Conversions away
827	Brockhurst Lane, Stockfields	Other Rural	PPF	1	
910	Barracks Lane, Warren House Farm (Barns)	Other Rural	PPF	2	
912	Birmingham Road, 176	Other Rural	UC	1	
927	Tamworth Road, Ingley Hill Farm (Barns)	Other Rural	PPF	1	
928	Ash Tree Lane, Hill Farm (Barns)	Other Rural	PPF	2	
931	Church Hill, 145, Field Cottage	Other Rural	PPF	1	
933	Mill Lane, The Barn	Other Rural	PPF	1	
935	Footherley Lane, Footherley Hall	Other Rural	PPF	26	
Replacement dwelling	Croxley Road, White Knights Cottage	Other Rural	PPF	1	
Replacement dwelling	Raikes Lane, Gayley House	Other Rural	PPF	1	
984	Drayton Lane, waste transfer station	Other Rural	PPF	2	
989	Ashcroft Lane, Barn west of Grange Farm Bungalow	Other Rural	PPF	2	
994	Hungry Lane, The Old Smithy	Other Rural	PPF	1	
969	Burton Road, The Grove	Other Rural	PPF	1	
1000	Plantation Lane, The Bodnetts	Other Rural	PPF	1	
1001	Birmingham Road, Creative Plan Nursery	Other Rural	PPF	1	
1013	Main Road. Wigginton Fields Farm	Other Rural	PPF	1	
1002	Fisherwick Wood Lane, Pool House	Other Rural	PPF	1	
Replacement dwelling	Fisherwick Road, Sheepwash Farm	Other Rural	PPF	1	
715	Wood Lane, Watford Gap Nursery	Other Rural	PPF	1	
Replacement dwelling	Pool Road, Highfields Farm	Other Rural	PPF	1	
Replacement dwelling	Springle Styche Lane, The Yard	Other Rural	PPF	1	

Table B.2 Strategic Development Allocations, Broad Development Location & Neighbourhood Plan Allocation progress

SDA/BDL/Neighbourhood Plan Allocation	Settlement	Status	Yield	Note
East of Lichfield (Streethay)	Lichfield	UC	750	Site currently under construction with full consent for first phase of 352 dwellings of overall 750 granted outline consent.
South of Lichfield	Lichfield	PPFs106	450	Resolution to grant planning permission for outline of 450 dwellings subject to completion of s106 agreement.
Cricket Lane South of Lichfield	Lichfield	Allocated	450	Pre-application discussions ongoing.
Deanslade Farm South of Lichfield	Lichfield	Allocated	450	Pre-application discussions ongoing.
East of Burntwood Bypass	Burntwood	UC	345	Planning permission granted for 351 dwellings and scheme currently under construction– 6 completed within 2015/16. 345 remain to be completed.

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SDA/BDL/Neighbourhood Plan Allocation	Settlement	Status	Yield	Note
East of Rugeley	East of Rugeley	UC	450	79 dwellings remain to be completed on permitted schemes (see table B.1) plus further 450 dwellings on eastern part of SDA
North of Tamworth Broad Development Location	North of Tamworth		835	165 dwellings currently under construction (see table B.1)
Fradley	Fradley	UC/PPO/Allocated	1320	Part of site currently under construction with full consent for first phase of 216 dwellings of overall 750 granted outline consent. Noted that developer has indicated scheme will deliver less than 750. Outline planning permission for 250 dwellings on northern part of SDA granted planning permission 08/06/16. Outline permission for 70 dwellings on central part of SDA granted 03/06/16. Western part of site currently allocated for further 250 dwellings.
Shenstone Business Park and Birchboock Industrial Estate, Lynn Lane	Shenstone	Emerging NP allocation	50	Emerging Shenstone Neighbourhood Plan (SNP) allocates site for 50 dwellings. SNP due to proceed to referendum by end of 2016.

Table B.3 Planning permissions granted since SHLAA 2016 (1st April 2016 -31st August 2016)

PPF=Full Planning Permission, PPO = Outline Planning Permission, UC = Under Construction, RD = Replacement Dwelling (not to be included in SHLAA)

SHLAA ID	Address/Site	Settlement	Status	Additional Yield	Demolitions/Conversions away
627	Burton Road, 25, Lichfield	Lichfield	PPF	1 - Planning permission for 2 dwellings replaces existing permission for 1 dwelling (as shown in table B.1 therefore net increase in 1 permitted dwellings	
1065	Land at the Whytmore & Sante Foy Avenue	Lichfield	PPF	10	
1040	Lombard Court, Lombard Street, 7, Lichfield	Lichfield	PPF	14	
114	Trent Valley Road, Loughton Court Care Home	Lichfield	PPF	3	
1047	Borrowcop Lane, Hillside House	Lichfield	PPF	1	
1052	St John Street, rear of St Johns House	Lichfield	PPF	1	
1057	Swan Road, Former Sandford Gate	Lichfield	PPF	33 - Demolition of 60 sheltered accommodation units will be included in figures for 2016/17. Net decrease of 27.	60
1061	Market Street, 18	Lichfield	PPF	2	
1063	Lombard Street, Former 'Betta Pets'	Lichfield	PPF	2	
144	Birmingham Road redevelopment area (Friarsgate)	Lichfield	PPF	95	2

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SHLA A ID	Address/Site	Settlement	Status	Additional Yield	Demolitions/Conversions away
152	The Greyhound PH	Burntwood	PPF	2 - Planning permission for 7 dwellings replaces existing permission for 5 dwellings (as shown in table B.1 therefore net increase in 2 permitted dwellings)	
1037	Rugeley Road, Coney Lodge Farm	Burntwood	PPF	8	
1038	Chase Road, land rear 274	Burntwood	PPF	1	
1043	Bank Crescent, land adj 18	Burntwood	PPF	1	
1044	New Road, Unit 4	Burntwood	PPF	1	
1054	Queens Drive, 8, Chasetown	Burntwood	PPF	5	
780	Rugeley Road, land adj 65	Burntwood	PPF	1	
1066	Cannock Road, 152	Burntwood	PPF	3	
1068	Lichfield Road, land rear 25	Burntwood	PPF	1	
751	Land at Bagnall Lock, Alrewas	Alrewas	PPF	8	
1045	Mickleholme Drive, land adj 64	Alrewas	PPF	1	
1050	Somerville Road, 64	Alrewas	PPF	1	
1067	New Road, land rear 56	Armitage with Handsacre	PPF	1	
1058	Hood Lane, 1	Armitage with Handsacre	PPF	3	
1048	Blacksmith Lane, 9-11	Whittington	PPF	1	
1039	Burnett Road, 17, Little Aston	Other Rural	PPF	1	
Replacement dwelling	Roman Park, 6, Limes, little Aston	Other Rural	PPF	1	1
1051	Main Road, Haunton Manor Farm	Other Rural	PPF	1	
1064	Aspley House, 2 High Street, Colton	Other Rural	PPF	1	
1041	Main Street, 238, Stonnall	Other Rural	PPO	1	
1062	Upper Way, 76, Sunny Corner (Conversion of existing dwelling), Upper Longdon	Other Rural	PPF	4	1
1049	Rugeley Road, Nags Hill Farm	Other Rural	PPF	1	
1053	Yoxall Road, Sandborough House Farm	Other Rural	PPF	1	
1055	Pipe Lane, Pipe Farm	Other Rural	PPF	2	
1059	Hay End, land at, Longdon Green	Other Rural	PPF	1	
Replacement dwelling	Goosemoor Green, Providence Cottage	Other Rural	PPF	1	1
Replacement	Jerry's Lane, Lichfield	Other Rural	PPF	1	1

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SHLA A ID	Address/Site	Settlement	Status	Additional Yield	Demolitions/Conversions away
dwelling					
1042	Fisherwick Road, Sheepwash Farm	Other Rural	PPF	1	
1046	Birmingham Road, Derry Farm	Other Rural	PPF	6	
1060	Plantation Lane, Mile Oak Farm	Other Rural	PPF	1	

Appendix C – Windfall evidence

Table C.1 Schedule of completions from sites of 1-4 dwellings

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
2008/2009					
Chesterfield Farm	Other Rural	03/00185/CO U	2	1	No
Gorse Farm	Other Rural	04/01230	2	1	No
Hurst Farm, Whittington Hurst	Lichfield	02/00530	3	1	No
Laurel Farm	Other Rural	04/00033/CO U	2	1	No
Pavours Road, land rear 15-17	Burntwood	07/00186/FU L	2	1	No
Pipehill House, Walsall Road	Other Rural	07/01108	4	2	No
Abbeylands Cottage 11 Rake End	Other Rural	07/01251/FU L	1	1	Yes
Acacia Grove Farm	Other Rural	00/00725	3	1	Yes
Alderhythe Grove, 2	Other Rural	00/00121	1	1	Yes
Alrewas Road, 17	Other Rural	03/01018/CO U	1	1	Yes
Alrewas Road, 63	Other Rural	07/00977/FU L	1	1	Yes
Alrewas Road, land adj 31	Other Rural	04/01247/FU L	1	1	Yes
Arcadia, Drayton Manor Drive	Other Rural	04/00480	1	1	Yes
Baker Street, 14-16	Burntwood	06/01066/FU L	2	2	Yes
Beacon Croft, Shaw Lane	Lichfield	07/0003/FUL	1	1	Yes
Beechwood, Roman Road	Other Rural	03/01334	1	1	Yes
Boat House, Swinfen	Other Rural	02/00674	1	1	Yes
Boley Cottage Farm	Other Rural	03/01485	1	1	Yes
Bonehill Cottage, land adj	Fazeley Mile Oak & Bonehill	04/00772/FU L	1	1	Yes
Bonehill House, Stables & Coach House	Fazeley Mile Oak & Bonehill	07/01157/FU L	1	1	Yes
Borrowcop Lane, 39	Lichfield	06/00084/FU L	1	1	Yes
Borrowcop Lane, 69	Lichfield	07/00297/FU L	2	2	Yes
Brook End, 40	Fazeley Mile Oak & Bonehill	06/00922	1	1	Yes
Brook End Garage Court rear 41-43	Fazeley Mile Oak & Bonehill	08/00775/FU L	2	2	Yes
Bryn Hafod, Walsall Road	Other Rural	02/01193/CO U	1	1	Yes
Cannock Road, 22	Burntwood	04/00070	1	1	Yes
Carroway Head Farm, Canwell	Other Rural	04/00849	1	1	Yes
Chorley Road, land rear of 186/188	Burntwood	07/00287/FU L	1	1	Yes
Church Street, 17	Lichfield	03/00111/CO U	1	1	Yes
Clifton Hall Conversion	Other Rural	96/00003	4	2	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Clifton Hall	Other Rural	06/00731/CO U	4	4	Yes
Coppice, Roman Road	Other Rural	07/00272/FU L	1	1	Yes
Cruck Cottage, Hood Lane	Other Rural	05/00774/CO U	1	1	Yes
Deer Park Road, land rear 31 & 32	Fazeley Mile Oak & Bonehill	06/01064/FU L	2	2	Yes
Drayton House, Drayton Lane	Other Rural	02/00157	1	1	Yes
Drayton Lane, 53	Other Rural	05/00243/FU L	1	1	Yes
Eddies Lane, land adj 2	Other Rural	05/00301	1	1	Yes
Ellfield House, Whittington Common	Other Rural	08/00843/CO U	1	1	Yes
Fawley Farm, Rough Park	Other Rural	03/01525	2	2	Yes
Footherley Road, 16	Shenstone	08/00285/FU L	1	1	Yes
Fordway Farm, Blythe Byre	Other Rural	97/00157	1	1	Yes
Furlong Lane, 50	Alrewas	03/00967/FU L	2	1	Yes
Gaiafields Road, 5	Lichfield	06/00758/FU L	1	1	Yes
Gainsborough Hill Farm	Other Rural	03/01220/CO U	3	2	Yes
Grange Farm, Shenstone	Other Rural	02/00964	1	1	Yes
Greenacres, Newlands Lane	Other Rural	06/0039	1	1	Yes
Grove Farm	Other Rural	04/00204	1	1	Yes
Hammerwich Place Farm	Other Rural	04/00466	2	2	Yes
Hatching Tan, Dunmore Hay Lane	Fradley	02/00495	4	1	Yes
Hathaway, 95 Manley Road	Other Rural	00/00850	1	1	Yes
High Street 52/52a	Burntwood	06/01070/FU L	1	1	Yes
Highfields, 3	Burntwood	05/00456	2	2	Yes
Hill Top Farm Cottage, land adj	Other Rural	03/00909	1	1	Yes
Hints Road, 32	Other Rural	07/00999/FU L	2	1	Yes
Holt Farm	Other Rural	02/00170	2	1	Yes
Hopwas Pumping Station (New Build)	Other Rural	06/00632/FU L	2	1	Yes
Huddlesford Grange Farm	Other Rural	03/01267	4	2	Yes
Ivy House, land to rear of	Shenstone	07/00686/FU L	1	1	Yes
Lazy Hill, 2	Other Rural	02/00252	1	1	Yes
Lincoln Croft, 12	Shenstone	08/00436/FU L	1	1	Yes
Longmoor, Little Aston	Other Rural	00/00870	1	1	Yes
Lount Farm, Uttoxeter Road	Other Rural	02/00614	1	1	Yes
Lower Newlands Farm, Blithbury	Other Rural	01/00612	2	1	Yes
Main Road, 104	Other Rural	02/00437	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Main Road, 104 (New Build)	Other Rural	02/00477	1	1	Yes
Main Street, 18	Other Rural	03/01042	1	1	Yes
Main Street, 117	Other Rural	02/01029	1	1	Yes
Main Street, 96	Other Rural	03/00097	4	1	Yes
Manor Bungalow, Manor Park	Other Rural	04/00365	1	1	Yes
Manor Farm, Blithbury	Other Rural	04/00576	1	1	Yes
Manor House Farm	Other Rural	00/00876	3	2	Yes
Manor Road, rear of 3	Other Rural	05/00786/FU L	1	1	Yes
Mill Farm, Cappers Lane	Other Rural	03/00666/CO U	1	1	Yes
Mortuary, Edwards Road	Burntwood	02/00455	1	1	Yes
Netherstowe Lane, 131	Lichfield	02/01191	1	1	Yes
New Road, 3 land adjacent	Armitage with Handsacre	10/01075/FU L	1	1	Yes
North Lodge	Other Rural	02/00001	1	1	Yes
Oakley House Hotel	Lichfield	02/00091	3	1	Yes
Park Lane, 74	Fazeley Mile Oak & Bonehill	03/00389/FU L	1	1	Yes
Pinfold Hill, 68	Shenstone	04/00356	1	1	Yes
Princess Street, land adj 9	Burntwood	07/00556/FU L	1	1	Yes
Princess Street, 4-6	Burntwood	05/00510	1	1	Yes
Princess Street, land rear 61	Burntwood	04/01014	1	1	Yes
Queen Street, land rear 83-87	Burntwood	06/01193	2	2	Yes
Rake End, rear of Rake End House	Other Rural	04/00459	1	1	Yes
Rectory Lane, land rear 1-5	Armitage with Handsacre	06/00766/RE M	2	2	Yes
Red, White and Blue, Walsall Road	Other Rural	04/00880	1	1	Yes
Rugeley Road, rear of 45/47	Burntwood	03/01119	1	1	Yes
Sandborough Hill Cottage, Yoxall Road	Other Rural	07/01154/FU L	1	1	Yes
Shortbutts Lane, land rear of 73	Lichfield	07/00228/FU L	4	4	Yes
Spinney End, land SW of, The Green	Whittington	06/00749	1	1	Yes
Spinney Lane, 49	Burntwood	07/00285/FU L	1	1	Yes
Spinney Lane, 71	Burntwood	05/00858/FU L	2	2	Yes
Springhill Farm	Other Rural	00/01025	2	2	Yes
Squirrel's Hollow, 3	Burntwood	02/00114	1	1	Yes
St Johns Drive, land adj 3	Shenstone	03/00903	1	1	Yes
St Johns Drive, land off	Shenstone	02/00855	1	1	Yes
St Johns House, 28 St John Street	Lichfield	03/01404	1	1	Yes
St Luke's Church Hall	Armitage with Handsacre	06/00694	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Sunnyside Farm, Elmhurst	Other Rural	02/01277	4	1	Yes
Sutton Road, 125	Fazeley Mile Oak & Bonehill	07/00373/FU L	3	3	Yes
Swan Cottages, land rear of	Whittington	03/01468	1	1	Yes
Tamworth Street, 30	Lichfield	05/00576	1	1	Yes
The Crescent, 40	Burntwood	08/00006	1	1	Yes
The Croft, Roman Road	Other Rural	02/01318	1	1	Yes
The Dower House, Park Lane	Fazeley Mile Oak & Bonehill	01/00776	1	1	Yes
The Green Yard	Other Rural	05/00760	2	2	Yes
The Green, 15	Fazeley Mile Oak & Bonehill	01/00872	1	1	Yes
The Vicarage, Comberford	Other Rural	98/00173	1	1	Yes
Thorpe Street, 4	Burntwood	00/01161	2	2	Yes
Trent Valley Road, 23	Lichfield	03/00615	1	1	Yes
Upper St John Street, 135-139	Lichfield	02/00485	3	2	Yes
Uttoxeter Road, 95	Other Rural	07/00077	3	3	Yes
Uttoxeter Road, 73	Other Rural	03/01414	2	2	Yes
Valley Lane, 100	Lichfield	05/00222	1	1	Yes
Valley Lane, land adj 38	Lichfield	04/00014	2	2	Yes
Vicarage Lane, 8	Other Rural	05/01083	3	3	Yes
Wade Lane Farm	Other Rural	96/00666	2	1	Yes
Walsall Road, 41	Other Rural	03/00169	1	1	Yes
Water Street, 62	Burntwood	03/00676	2	2	Yes
Wentworth Drive, 15	Lichfield	06/00993	1	2	Yes
Woodend Common Farm	Other Rural	00/01011	1	1	Yes
Ye Old Dun Cow	Other Rural	06/00036/FU L	2	2	Yes
Total Completions (Gross)				159	
2009/2010					
Alrewas Road, land adj 52	Other Rural	03/01208	2	1	No
Brockton House, land adj	Other Rural	08/00521/FU L	4	2	No
Austin Cote Farm, Burton Old Road	Lichfield	08/00666	4	4	Yes
Bird Street, 7, Cadbury	Lichfield	07/00351/FU L	2	2	Yes
Brereton Hill, 50 (Barn Conversion)	Other Rural	06/00926	1	1	Yes
Brook End, Garage Court 41-43	Fazeley Mile Oak & Bonehill	08/00775/FU L	2	2	Yes
Church Street, 34	Whittington	07/00496	1	1	Yes
Footherley Road, 16	Shenstone	08/00285	1	1	Yes
High Street, 50 land rear	Burntwood	07/01135	1	1	Yes
Manor Walk, land rear	Other Rural	04/01133	1	1	Yes
Park Farm, Armitage Lane (2)	Armitage with Handsacre	08/01132	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Pinfold Hill, Seaton House	Shenstone	08/00128	1	1	Yes
Richard Cooper Road, 78	Shenstone	07/00918	1	1	Yes
Sanderling Rise, land adj 2	Burntwood	09/00193	1	1	Yes
Spencer Drive, 7	Burntwood	08/00202	1	1	Yes
St Johns Hill, 67-69 land rear	Shenstone	08/01190/FU L	1	1	Yes
Sturgeons Hill, 8	Lichfield	08/00139/FU L	1	1	Yes
The Green, land rear 17A,17,21	Fazeley Mile Oak & Bonehill	07/00416	4	4	Yes
Uttoxeter Road, 43A	Other Rural	08/00640	1	1	Yes
Weston Road, 132-134	Lichfield	00/00952	4	4	Yes
Total Completions (Gross)				32	
2010/2011					
Friary Road, 2	Lichfield	08/00799/FU L	2	1	No
Mill Dam House	Other Rural	04/00339	2	1	No
Springhill Road, 90	Burntwood	09/01373/FU L	3	2	No
Syerscote Lane, Post Office Farm	Other Rural	09/00376/CO U	2	1	No
Aldershawe Hall, Wall	Other Rural	06/00648/CO U	1	1	Yes
Alrewas Road, land adj 52	Other Rural	03/01208	1	1	Yes
Barracks Lane, Warren House Farm	Other Rural	09/00081/CO U	1	1	Yes
Brereton Hill, 50	Other Rural	09/01095/CO U	1	1	Yes
Brook End, 38 land rear	Other Rural	08/00576/RE M	1	1	Yes
Brownsfield Road, 2A	Lichfield	08/00270/RE M	4	4	Yes
Church Hollow, Hollows End	Other Rural	09/00473/FU L	1	1	Yes
Court Drive, The Cart Hovel	Shenstone	08/01308/CO U	1	1	Yes
Curborough House Farm, Netherstowe	Other Rural	08/00667/CO U	1	1	Yes
Friary Avenue, 2	Lichfield	09/00555/FU L	1	1	Yes
George Lane, 56	Lichfield	06/00627/FU L	2	2	Yes
Greenhough Road, 10	Lichfield	08/01014/FU L	1	1	Yes
Hawthorn, Ogle Hay Road	Burntwood	07/01003	1	1	Yes
High Street, 33	Burntwood	09/01017/FU L	3	3	Yes
High Street, 37	Burntwood	09/00996/FU L	1	1	Yes
High Street, 8	Burntwood	10/00418/CO U	1	1	Yes
Highfields Road, 58	Burntwood	10/00757/FU L	2	2	Yes
Hill Hall Barn	Other Rural	05/00054/FU L	1	1	Yes

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Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Hollyhill Road, 21	Shenstone	09/00075/FU L	1	1	Yes
Ironstone Road, land adj	Burntwood	08/00901/FU L	1	1	Yes
Jordan Close, 3	Fradley	09/00164/FU L	4	4	Yes
Kingfisher Holiday Park, Fradley Junction	Other Rural	06/00346/FU L	1	1	Yes
Laburnum House, Burton Old Road	Lichfield	07/00867/CO U	1	1	Yes
Laurel Farm	Other Rural	04/00033/CO U	2	1	Yes
Leomansley View, 21	Lichfield	09/00357/FU L	1	1	Yes
Longdon Stud, Bardy Lane	Other Rural	07/00987	1	1	Yes
Main Street, 94A land adj	Other Rural	09/00259	1	1	Yes
Main Street, 156	Alrewas	06/00372/FU L	1	1	Yes
Main Street, 5-7	Alrewas	10/00221	3	3	Yes
Mill End Lane, 16	Alrewas	09/00118	1	1	Yes
Mill House, Yoxall Road	Other Rural	04/01362	1	1	Yes
Nursery Lane, 17 land rear	Other Rural	07/00916/FU L	1	1	Yes
Orchard House, land adj	Fazeley Mile Oak & Bonehill	01/00738	1	1	Yes
Pavours Road, land rear 15-17	Burntwood	07/00186	2	1	Yes
Pine Ridge, Brereton Hill	Other Rural	07/00793/RE M	1	1	Yes
Pipehill House, Walsall Road	Other Rural	07/01108	4	2	Yes
Post Office, Drayton Bassett	Other Rural	06/00255	1	1	Yes
Princess Street, 113	Burntwood	10/00913/CO U	1	1	Yes
Princess Street, 117, Post Office	Burntwood	09/00034/CO U	1	1	Yes
Rake Hill, land at	Burntwood	06/00917/FU L	1	1	Yes
Shenstone Court Farm, The Quadrangle	Shenstone	08/01300/CO U	3	3	Yes
Springhill Farm	Other Rural	00/01025	2	2	Yes
Springhill Road, land adj 5	Burntwood	07/00177	1	1	Yes
Squirrels Hollow, land adj 8	Burntwood	09/00316	1	1	Yes
St Mary's College, Weeford	Other Rural	04/00384	1	1	Yes
The Grove, 14	Other Rural	04/00860	1	1	Yes
The Hollies, Birmingham Road	Shenstone	07/01113	3	3	Yes
The Hollies, land rear of	Other Rural	08/00114	1	1	Yes
The Old Rectory, Churchside	Other Rural	06/00856	1	1	Yes
Tumbledown Cottage, Fotherly Lane	Other Rural	07/01185/FU L	1	1	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Upper St John Street, 217	Lichfield	05/00044/FU L	2	2	Yes
Upper St John Street, 76	Lichfield	08/01083/CO U	1	1	Yes
Victoria Drive, 6	Fazeley Mile Oak & Bonehill	09/00969/CO U	1	1	Yes
Wigginton Village Hall	Other Rural	09/00354/CO U	1	1	Yes
Wood End Farm, Wood End Lane	Other Rural	08/00683	1	1	Yes
Total Completions (Gross)				79	
2011/2012					
Walsall Road, Pipehill Farm	Other Rural	05/00634	2	1	No
Bellamour Way, Croft House	Other Rural	10/00861/FU L	2	2	Yes
Bird Street, 11	Lichfield	10/00926/CO U	3	3	Yes
Bird Street, 6A	Lichfield	09/00339/CO U	2	2	Yes
Brierty Hill Lane, Pear Tree Cottage	Other Rural	10/00240/FU L	1	1	Yes
Brownsfield Road, The Rocklands	Lichfield	08/01184/FU L	3	3	Yes
Church Farm Cottage, land adj	Other Rural	04/01271/FU L	1	1	Yes
Church Lane, The Creamery	Other Rural	09/01021/FU L	1	1	Yes
Church Road, 58	Burntwood	11/00389/FU L	1	1	Yes
Cottage Lane, 58	Burntwood	11/00056/EN FDE	2	2	Yes
Fosseway, land off	Lichfield	10/00754/FU L	2	2	Yes
Grorse Farm	Fradley	04/01230	2	1	Yes
Hardwick Road, 35	Other Rural	08/01359/FU L	1	1	Yes
Hurst Farm, Whittington Hurst	Other Rural	02/00530	3	1	Yes
Little Aston Park Road, Mallory	Other Rural	09/01013/FU L	1	1	Yes
Norwich Close, 28	Lichfield	10/01367/FU L	1	1	Yes
Old Road, 94 & 96	Armitage with Handsacre	07/00970	1	1	Yes
Packington Fields Farm, Tamworth Road	Other Rural	11/00076/RE M	1	1	Yes
Princess Street, 78A	Burntwood	08/00565/FU L	2	2	Yes
Shereston House	Shenstone	10/00025/FU L	4	4	Yes
Springhill Road, 90	Burntwood	09/01373	3	1	Yes
Syerscote Lane, Post Office Farm	Other Rural	09/00376/CO U	2	1	Yes
Tamworth Street, 7-9	Lichfield	10/00727/FU L	2	2	Yes
Walsall Road, land rear Evenly	Lichfield	10/01113/FU L	1	1	Yes
Worthington Road, 81	Fradley	06/01023	1	1	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Wyrly Close, corner of	Lichfield	10/00584/FU L	1	1	Yes
Total Completions (Gross)				39	
2012/2013					
Stonnall House Farm. Mill Lane	Other Rural	10/00612/CO U	4	1	No
Abnalls Lane, The Stables	Other Rural	10/01071/FU L	1	1	Yes
Ashmead Road 41, land adj	Burntwood	08/00145/FU L	1	1	Yes
Ashmore Brook Farm	Other Rural	08/00676/CO U	1	1	Yes
Bardy Lane, Brereton Cross Farm	Other Rural	09/01139/CO U	1	1	Yes
Boney Hay Road, 75	Burntwood	12/00214/FU L	2	2	Yes
Borrowcop Lane, 65	Lichfield	09/00036/FU L	1	1	Yes
Brockton House, land adj	Other Rural	08/00521/FU L	4	2	Yes
Burnett Road, 31	Other Rural	11/00525/FU L	1	1	Yes
Buxton Avenue & Brook End (Garage Court)	Fazeley Mile Oak & Bonehill	08/00526/RE M	2	2	Yes
Cherry Orchard, land adj 2	Lichfield	10/01254/FU L	1	1	Yes
Christ Church Lane, 27	Lichfield	08/00924/FU L	1	1	Yes
Christ Church Lane, 95	Lichfield	10/01082/FU L	1	1	Yes
Coleshill Road, 17	Fazeley Mile Oak & Bonehill	09/00988/FU L	1	1	Yes
Dayton lane End Farm	Other Rural	09/00747/FU L	1	1	Yes
Easter Hill land at, Christchurch Lane	Lichfield	10/00656/FU L	1	1	Yes
Friary Road, 2	Lichfield	08/00799/FU L	2	1	Yes
Frog Lane 20, Holme	Lichfield	10/01397/CO U	1	1	Yes
High Street, 56	Burntwood	12/00876/FU L	2	2	Yes
Horsey Lane, Woodhouses	Other Rural	10/00437/FU L	1	1	Yes
Lion's Den, Glade Lodge	Other Rural	12/01272/FU L	1	1	Yes
Little Hay Lane, Home Farm Buildings	Other Rural	09/00005/CO U	1	1	Yes
Main Street, 133	Other Rural	09/00551/FU L	1	1	Yes
Main Street, land north of 51	Whittington	11/00760/FU L	2	2	Yes
Mill Dam House	Other Rural	04/00339	2	1	Yes
New Road, 71B	Armitage with Handsacre	10/00857/FU L	2	2	Yes
Oak Dairy Farm, Drayton lane	Other Rural	04/01167/CO U	1	1	Yes
Ogley Hay Road, 140	Burntwood	09/00781/FU L	2	2	Yes
Parchfields House Farm	Other Rural	06/00012/CO U	1	1	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Quarry Hills Lane, land adj Garthfell House	Lichfield	10/01070/FU L	1	1	Yes
Rugeley Road, 19	Burntwood	08/01187/CO U	1	1	Yes
Springhill Road 103, land adj	Burntwood	10/00578/FU L	1	1	Yes
St Johns Street, 13	Lichfield	12/00303/CO U	3	3	Yes
Summerfield Road, land adj 1	Burntwood	09/01286/RE M	2	2	Yes
Tamworth Road, Horsey brook Farm	Other Rural	12/00677/CO U	2	2	Yes
The Parchments, 7	Lichfield	11/00368/FU L	1	1	Yes
The Square, Former Post Office	Other Rural	10/01148/CO U	1	1	Yes
The Square, The Crown Inn	Other Rural	10/01110/FU L	3	3	Yes
Upper Way, 77	Other Rural	12/00298/FU L	2	2	Yes
Uttoxeter Road, 56	Other Rural	09/01061/FU L	2	2	Yes
Walsall Road, Abbey House	Lichfield	10/00360/CO U	1	1	Yes
Watling Street, The Barn, Wall Lane Farm	Other Rural	09/00556/FU L	1	1	Yes
Woodhouses Road, 74 (Barn Conversion)	Other Rural	07/00692/CO U	1	1	Yes
Total Completions (Gross)				58	
2013/2014					
Dam Street, 30, Pool House	Lichfield	11/00377/FU L	3	2	No
Thorpe Street, 2	Burntwood	11/00926/FU L	1	1	Yes
Bird Street, 16A, Tree Spires House	Lichfield	12/01245/CO U	3	3	Yes
Bird Street, 28	Lichfield	11/01360/CO U	3	3	Yes
Blake Street, 28, land rear	Other Rural	11/00777/CO U	1	1	Yes
Borrowcop Lane, 19	Lichfield	11/01282/FU L	3	3	Yes
Chesterfield Farm, Shenstone	Other Rural	03/00185/CO U	1	1	Yes
Cowhill Lane, Fox Meadow farm	Other Rural	09/01074/CO U	1	1	Yes
Croxall Road, land between Fort Joe & Joes Cave	Other Rural	12/00610/RE M	1	1	Yes
Dam Street, 18	Lichfield	10/01580/CO U	1	1	Yes
Ford Lane, Hill Farm, Chorley	Other Rural	12/00295/CO U	1	1	Yes
Giffords Croft, 5	Lichfield	12/00960/FU L	1	1	Yes
Grange Lane, Grange Lea	Lichfield	12/00148/FU L	1	1	Yes
Green Barns Lane, Green Barns Farm	Other Rural	08/00343/CO U	4	4	Yes
Home farm, Forge Lane	Other Rural	03/00338/CO U	4	4	Yes
Lysways Lane, Lysways Farm Bungalow	Other Rural	12/00880/FU L	1	1	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Main Street, land adj 60	Alrewas	11/00227/FU L	1	1	Yes
Martlin Lane, land off	Other Rural	12/00776/FU L	3	3	Yes
Mill End Lane, 18	Alrewas	08/00896/FU L	1	1	Yes
Millmoor Avenue, land adj 26	Armitage with Handsacre	12/00118/FU L	1	1	Yes
New Street, 1-3	Burntwood	10/00108/FU L	1	1	Yes
Padbury Lane, Hillside Farm	Other Rural	09/00932/CO U	1	1	Yes
Stonnall House Farm. Mill Lane	Other Rural	10/00612/CO U	4	3	Yes
Stonneyland Drive, Saxon Penny PH	Lichfield	12/01236/FU L	1	1	Yes
Swallow Croft, 22	Lichfield	12/00163/FU L	1	1	Yes
The Old Coach House, Bellamour Old Hall	Other Rural	08/00818/CO U	1	1	Yes
Upfields Farm	Other Rural	08/01129/FU L	2	2	Yes
Upper St John Street, 80A	Lichfield	10/01101/CO U	1	1	Yes
Whiteacre Lane, Whiteacre Farm	Other Rural	13/01311/FU L	1	1	Yes
Windmill Lane, 2A	Lichfield	13/00214/FU L	1	1	Yes
Total Completions (Gross)				48	
2014/2015					
Bridge Farm Lane, Bridge Far,	Fradley	13/00337/CO U	1	1	Yes
Ash Tree Lane, Hill Farm	Other Rural	09/01002/CO U	1	1	Yes
Barnes Road, land adj 1 & 2	Shenstone	13/00632/FU L	1	1	Yes
Beech Gate, 3	Other Rural	08/01117/CO U	1	1	Yes
Bellamour Way, land rear Lloyds cottage	Other Rural	12/00396/FU L	1	1	Yes
Bellamour Way. Lloyds cottages (2)	Other Rural	13/00013/FU L	1	1	Yes
Blake Street, 14	Other Rural	12/01344/CO U	1	1	Yes
Chawner Close, land at	Burntwood	13/00664/FU L	1	1	Yes
Church Road, outbuilding	Alrewas	12/00821	1	1	Yes
Church Road, The Rectory	Other Rural	11/01181/FU L	1	1	Yes
Church Road, Thornes Hall Farm	Other Rural	12/00850/FU L	1	1	Yes
Coney Lodge Farm	Burntwood	11/00980/CO U	1	1	Yes
Curborough Road, land adj 166	Lichfield	13/01243/FU L	1	1	Yes
Dam Street, 30, Pool House	Lichfield	11/00377/FU L	3	1	Yes
Dimbles Lane, garage site rear 115	Lichfield	14/00728/FU L	3	3	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Fisherwick Road, Whittington Social Club	Whittington	13/01206/CO U	1	1	Yes
Fox Lane, Green Acres	Other Rural	13/01054/FU L	2	2	Yes
Friary Road, land adj 24	Lichfield	11/01055/FU L	1	1	Yes
Gablewood, Squirrel Walk	Other Rural	12/00697/FU L	1	1	Yes
Giddywell Lane, Rookery Farm	Other Rural	13/01073/FU L	1	1	Yes
Gorse Lane, Gorse Farm	Other Rural	14/00292/FU L	1	1	Yes
High Street, land rear 27	Burntwood	11/01425/FU L	1	1	Yes
High Street, 44, Shelia's Flower Box	Burntwood	12/00073/CO U	1	1	Yes
Kingsdown Road, land at 2	Burntwood	12/00339/RE M	1	1	Yes
Lichfield Street, 267	Fazeley Mile Oak & Bonehill	13/00088/CO U	1	1	Yes
Lunns Croft, Guide Hut	Lichfield	12/01145/CO U	1	1	Yes
Main Road, Stable Yard Nursery	Other Rural	13/00937/CO U	1	1	Yes
New Street, land adj 30	Burntwood	12/01084/FU L	1	1	Yes
Oak Lane, 15	Burntwood	10/00415/FU L	1	1	Yes
Park Lane, The Bungalow	Fazeley Mile Oak & Bonehill	11/01204/FU L	2	2	Yes
park Road, Essington House Far,	Alrewas	13/00564/CO U	4	4	Yes
Pessall Lane, 14 & 16	Other Rural	10/01544/FU L	4	4	Yes
Pinfold Hill, 31	Shenstone	11/00621/FU L	3	3	Yes
Portway Lane, Portway Bungalow	Other Rural	13/00487/FU L	1	1	Yes
Rake Hill, land at	Burntwood	11/00832/FU L	2	1	Yes
Roman Road, Cheswardine	Other Rural	11/00547/FU L	1	1	Yes
Roman Road, Roman Way	Other Rural	12/00661/FU L	1	1	Yes
Rosemary Hill Road, 21	Other Rural	13/01019/FU L	1	1	Yes
Rugeley Road, 123	Burntwood	08/00104/FU L	1	1	Yes
Rugeley Road 34A	Armitage with Handsacre	12/00209/FU L	4	4	Yes
Shute Hill, Ingle Cottage	Other Rural	14/00279/FU L	1	1	Yes
Stud Far, Drive, 9	Fazeley Mile Oak & Bonehill	06/00355/FU L	1	1	Yes
Sutton Road, land adj 179	Fazeley Mile Oak & Bonehill	14/00188/FU L	1	1	Yes
Talbot Avenue, Hilibre	Other Rural	13/00746/FU L	1	1	Yes
Tamworth Road, Quarry Lodge	Lichfield	14/00110/FU L	1	1	Yes
Tamworth Street , 1-5	Lichfield	13/01007/CO U	2	2	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
Chase Road, The Centurion PH	Burntwood	10/00467/FU L	3	3	Yes
Roman Road, The Garth	Other Rural	03/00153/FU L	1	1	Yes
The Green, Bracken House	Whittington	12/00975/FU L	1	1	Yes
The Thorns, Roman Park	Other Rural	11/01308/FU L	1	1	Yes
Thorpe Lane, Glebe House	Other Rural	13/00567/CO U	1	1	Yes
Upper St John Street, 78	Lichfield	11/01127/CO U	2	2	Yes
Upper Way, land adj 23	Other Rural	10/00423/FU L	1	1	Yes
Wade Lane, Ridware Hall (Stables)	Other Rural	13/00138/FU L	1	1	Yes
Walsall Road, 192	Lichfield	14/00477/FU L	1	1	Yes
Walsall Road, Blair House	Lichfield	11/00878/FU L	3	3	Yes
Walsall Road, Ivy House Farm	Other Rural	07/00875/FU L	1	1	Yes
Walsall Road Pipehill farm	Other Rural	05/00634/CO U	2	1	Yes
Total Completions (Gross)				79	
2015/2016					
Birmingham Road, 176, Shenstone Woodend	Other Rural	13/01071/CO U	2	1	No
Highfields Road, land rear 113	Burntwood	14/00508/FU L	2	1	No
Rake Hill, 13	Burntwood	14/00726/FU L	3	1	No
Roman Lane, Melbourne House	Other Rural	09/00749/OU T	2	1	No
Main Street, land rear of 70	Alrewas	12/01230/FU L	2	2	Yes
Baker Street, land adjacent 84	Burntwood	12/00825/FU L	1	1	Yes
Bridge Cross Road, land adjacent 37	Burntwood	15/00015/FU L	1	1	Yes
Burton Road, Willowbrook Farm, Alrewas	Other Rural		2	1	No
Cannock Road, 109	Burntwood	12/00865/FU L	1	1	Yes
Chase Road, Former Dental Practice	Burntwood	09/01290/CO U	3	3	Yes
Chorley Road, land adjacent Ring O Bells	Burntwood	14/00808/FU L	4	4	Yes
Church Lane, 42, Fradley Cottage	Fradley	13/01089/FU L	1	1	Yes
Coleshill Street, 85	Fazeley Mile Oak & Bonehill	13/01129/FU L	1	1	Yes
Dyott Close, 1, rear of	Lichfield	14/00229/FU L	1	1	Yes
Fisherwick Road, Cabin at Tamhorn Road	Other Rural	15/00345/CL E	1	1	Yes
High Street, 8, Colton	Other Rural		1	1	Yes
High Street. 41, Chasetown	Burntwood	15/00860/CO U	1	1	Yes

Lichfield District Urban Capacity Assessment 2016 – Appendix C

Address/Site	Settlement (within LPS settlement hierarchy)	Planning permission reference	Total dwellings permitted	Dwelling completions within Year	Site complete in financial year
High Street, land rear of 56	Burntwood	15/00132/FU L	2	2	Yes
Leaside Avenue, land adjacent 9	Armitage with Handsacre	12/00703/FU L	1	1	Yes
Little Hay Lane, St Chad's	Other Rural	13/00387/FU L	1	1	Yes
Main Street, Wordsley House, Stonnall	Other Rural	12/00492/CO U	1	1	Yes
Raikes Lane, Fairfields Farm, Shenstone	Shenstone	15/01420/FU L	1	1	Yes
Sandford Street, adjacent 31	Lichfield	14/00180/FU L	2	2	Yes
Sandyway Farm, 251 Walsall Road	Lichfield	10/00580/CO U	3	3	Yes
School Lane, Avondale	Other Rural	11/00775/FU L	3	3	Yes
Stafford Road, Sheriffs Ride	Other Rural	14/01040/FU L	1	1	Yes
Stockings Lane, Windmill Farm	Other Rural	12/01199/FU L	1	1	Yes
Trent Valley Road, 53	Lichfield	10/00151/FU L	1	1	Yes
Upper St Johns Street, Land between 205-217	Lichfield	13/01246/FU L	3	3	Yes
Walsall Road, Annex at Oaklands Farm	Other Rural	15/00234/FU L	1	1	Yes
Watery Lane, land at Fullbrook Nursery	Other Rural	12/00716/FU L	1	1	Yes
Watling Street, The Castle	Other Rural	13/01124/FU L	3	3	Yes
Total Completions (Gross)				48	

Appendix D – Questionnaire/Pro forma

Site Assessment Questionnaire 2016



Site Address: XXX XX XX XX	Applicant/Agent Address: XXX XX XX XX
Planning Application Number (if applicable): XX/XXXXXX/XXX	SHLAA/ELAA ID Number: XXX

Lichfield District Council are currently undertaking an Urban and Employment Land Capacity Assessment as part of the evidence supporting the forthcoming Local Plan Allocations document. The following questionnaire has been sent as the above site has been promoted previously and is included with the Lichfield District Council Strategic Housing Land Availability Assessment (SHLAA) and/or Employment Land Availability Assessment (ELAA).

The questionnaire seeks to understand the likelihood of your site coming forward for development. Please note the Questionnaire does not indicate that a site will be successfully allocated or gain planning permission were an application to be submitted.

Q1: Is the site still available/being promoted for development?

- Yes Residential Other (please specify)
 No Employment

Q2: Please confirm the current status of the site (please tick all that apply):

Site has benefit of planning permission:

- Site is complete - please include approx. date of completion

 Site is currently under construction - please include approx. date of anticipated completion

 Likely to submit revised scheme
 Unlikely to pursue development

Other Comments:

Site does not have benefit of planning permission:

- Currently preparing/intending to submit planning application - If so please indicate estimated date of submission of application
.....
- Likely to pursue development
- Unlikely to pursue development
- Site currently being marketed for sale
- Site already sold/under option to developer

Other Comments:

Q3: When do you consider development could come forward?

0-5 Years	6-10 years	10+ Years

Q4: Are there any known issues preventing this development from coming forward? (For example viability issues)

Q5: If the site is no longer being promoted for residential development are there any other land uses being considered?

Appendix E – Schedule of sites to be assessed

SHLAA ID	Location	Settlement	UCA to contact	Reason not contacted through UCA
36	East of A513, Land South of Canal	Alrewas	No	Planning application currently awaiting determination.
46	Mastrom Printers, Park Road, Alrewas	Alrewas	No	Site under construction – included in schedule of committed supply (Appendix B).
974	Kings Bromley Rd, The New Lodge, Alrewas	Alrewas	Yes	
753	Main Street, Storage Site	Alrewas	No	Assessed as 'Not Developable' within the SHLAA.
120	Armitage Shanks, Armitage	Armitage with Handsacre	No	Currently allocated for employment. To be contacted through ECLA (ELAA reference 86).
122	Old Road, Armitage	Armitage with Handsacre	No	Assessed as 'Not Developable' within the SHLAA.
946	Princess Street, 78	Burntwood	No	Site under construction – included in schedule of committed supply (Appendix B).
152	The Greyhound PH, Burntwood	Burntwood	No	Planning permission granted April 2016 – no need to contact.
1005	High St., 99-101 & Tricorn Hs, Chasetown	Burntwood	No	Planning permission granted January 2016 – no need to contact.
763	High Street, 7-9	Burntwood	Yes	
478	Bridge Cross Garage, Cannock Road, Burntwood	Burntwood	Yes	
129	Rugeley Road 19, Rear of, Chase Terrace	Burntwood	Yes	
496	Land South of Cannock Road, Burntwood	Burntwood	No	Currently allocated for employment. To be contacted through ELCA (ELAA reference 85).
98	High Street 51-55, Chasetown	Burntwood	Yes	
99	St Joseph's Church and Presbytery, Chasetown	Burntwood	No	Redeveloped for office (B1a) use completed - delete from capacity.
841	Olaf Johnson Site	Burntwood	No	Currently allocated for employment. To be contacted through ELCA (ELAA reference 81). Pre-application retail scheme being advanced.
821	High Street, land rear 161-167, Chasetown	Burntwood	Yes	
479	103 High Street, Burntwood	Burntwood	No	Site under construction – included in schedule of committed supply (Appendix B).
926	Chorley Road, Boney Hay Concrete	Burntwood	No	Planning permission granted – no need to contact.
750	Baker Street, Land at, Chasetown	Burntwood	No	Planning permission granted October 2015 – no need to contact.
4	Chase Terrace Primary School Rear of, Rugeley Road	Burntwood	Yes	
7	Maple Close, Burntwood	Burntwood	Yes	
156	Queen Street, 82-84	Burntwood	Yes	

Lichfield District Urban Capacity Assessment 2016 – Appendix E

SHLAA ID	Location	Settlement	UCA to contact	Reason not contacted through UCA
119	Mount Road, Land at, Burntwood	Burntwood	Yes	
12	The Abattoir, Eastgate Street, Chase Terrace	Burntwood	Yes	
507	Mount Road Industrial Estate	Burntwood	Yes	
146	High Street 100-126, Burntwood	Burntwood	No	Unable to obtain land ownership details for site.
147	Garage Site, Swan Island, Burntwood	Burntwood	Yes	
151	Squash Club, Spinney Lane, Burntwood	Burntwood	No	Unable to obtain land ownership details for site.
167	Hill Street, 1-3	Burntwood	Yes	
429	Cottage of Content PH, Queen Street, Chasetown	Burntwood	Yes	
769	Queens Drive Industrial Estate	Burntwood	No	Assessed as 'Not Developable' within the SHLAA.
3	Lambourne House Rear of, Bridge Cross Road	Burntwood	No	Assessed as 'Not Developable' within the SHLAA.
5	Greenwood House OPH	Burntwood	Yes	
509	Cedar Road Garage Court	Burntwood	No	Assessed as 'Not Developable' within the SHLAA.
520	Russet Avenue Garage Court	Burntwood	No	Assessed as 'Not Developable' within the SHLAA.
537	Grange Road Garage Court	Burntwood	No	Assessed as 'Not Developable' within the SHLAA.
96	Fazeley Saw Mill/ Gould's Timber Yard, Fazeley	Fazeley	Yes	
97	Bonehill Mill, Lichfield Street, Fazeley	Fazeley	Yes	
440	14 The Green, Bonehill	Fazeley	Yes	
115	Tolsons Mill, Fazeley	Fazeley	Yes	
764	Tolsons Industrial Estate	Fazeley	Yes	
116	Petrol Station, Fazeley	Fazeley	No	Recent planning applications for proposals related to current land use. Considered unlikely that residential development of site would come forward given recent planning history.
138	Bridge Farm, Fradley	Fradley	Yes	
44	Cross Keys, St Chads House	Lichfield	YES	
813	Land at Rosaries, off Trent Valley Road	Lichfield	YES	
60	Beacon Street, Angel Croft Hotel	Lichfield	YES	
759	Davidson Road, land off (City Wharf remaining)	Lichfield	No	Residential scheme complete – included in completions (Appendix A)

Lichfield District Urban Capacity Assessment 2016 – Appendix E

SHLAA ID	Location	Settlement	UCA to contact	Reason not contacted through UCA
755	Bloomfield Crescent Garage Court	Lichfield	Yes	
756	Bloomfield Crescent Garage Court 2	Lichfield	Yes	
103	Burton Road, Land off, Streethay	Lichfield	Yes	
836	Cross Keys, Former 'What' Store	Lichfield	Yes	
936	St John Street, St John's Hospital	Lichfield	No	Site under construction – included in schedule of committed supply (Appendix B).
19	Walsall Road Recreation Zone (Northern Section)	Lichfield	Yes	
31	St John's Hospice, Land adjacent to, Birmingham Road	Lichfield	Yes	
403	Former HSC Hire, Streethay	Lichfield	Yes	
703	Shortbutts Lane, south of 75	Lichfield	No	Site under construction – included in schedule of committed supply (Appendix B).
89	Recreation Zone, Walsall Road	Lichfield	Yes	
90	Hallam Park, Walsall Road	Lichfield	Yes	
39	Integra Works, Eastern Avenue, (Comprehensive)	Lichfield	Yes	
835	Trent Valley Road, Former GKN Site	Lichfield	No	Currently allocated for employment. To be contacted through ELCA (ELAA reference 23).
739	King Edward VI School, Upper St John Street	Lichfield	Yes	
2	The Friary, land adjacent & part Lichfield Library	Lichfield	No	Site under construction – included in schedule of committed supply (Appendix B).
54	Kwik Save, Tamworth Street	Lichfield	Yes	
59	Sandford Street 29, Lichfield	Lichfield	No	Part of site redeveloped for mixed-use office/retail/residential scheme. Unable to obtain land ownership details for remainder of site.
61	The Windmill (PH), Grange Lane	Lichfield	Yes	
63	The Greyhound (PH), Upper St John Street	Lichfield	Yes	
64	Cherry Orchard 41, Lichfield	Lichfield	Yes	
144	Birmingham Road, Redevelopment Area	Lichfield	No	Planning permission granted May 2016 – no need to contact.
164	Cherry Orchard, land Off	Lichfield	Yes	
361	Netherstowe House	Lichfield	No	Planning permission for alternative use (ancillary to current hotel) granted. – remove from capacity.
415	Trent Valley Buffer Depot	Lichfield	Yes	
462	Tesco Store, Church Street, Lichfield	Lichfield	Yes	
648	St. Michaels School detached playing fields	Lichfield	Yes	

Lichfield District Urban Capacity Assessment 2016 – Appendix E

SHLAA ID	Location	Settlement	UCA to contact	Reason not contacted through UCA
766	Swan Road Car Park	Lichfield	Yes	
767	Sandford Street Car Park	Lichfield	Yes	
776	Former Rocklands' School	Lichfield	Yes	
856	Eastern Avenue, Norgren Site	Lichfield	No	Currently allocated for employment. To be contacted through ECLA (ELAA reference 100).
422	Westgate House, Bird Street, Lichfield	Lichfield	Yes	
718	Land adj to Working Men's Club, Netherstowe	Lichfield	Yes	
492	Bird Street Car Park, Lichfield	Lichfield	Yes	
52	The Works, Quonians Lane	Lichfield	Yes	
112	Working Men's Club, Purcell Avenue	Lichfield	Yes	
1	Lichfield Highway Depot & HWRL Trent Valley Road	Lichfield	Yes	
425	Hawthorn House, Burton Old Road, Lichfield	Lichfield	No	Current planning application in process of determination – no need to contact.
487	Land East of Stowe Street, Lichfield	Lichfield	Yes	
9	Minster Hall Youth Centre	Lichfield	Yes	
62	Depot, Queen Street, Lichfield	Lichfield	Yes	
113	Duke of York PH, Lichfield	Lichfield	Yes	
114	Loughton Court Care Home, Trent Valley Road	Lichfield	No	Planning permission granted for conversion to 3 dwellings in May 2016 so is below the threshold of the UCA. Site is included in table B.3.
149	Redcourt House, Land Adjacent to	Lichfield	Yes	
150	Redcourt Car Park, Tamworth Street	Lichfield	Yes	
413	Central Garage	Lichfield	Yes	
418	Beaconsfield House, Sandford Street	Lichfield	Yes	
424	Guardian House, Birmingham Road, Lichfield	Lichfield	Yes	
428	Scotch Orchard School, Scotch Orchard, Lichfield	Lichfield	No	Current planning application in process of determination – no need to contact.
110	Meadowbrook Road, Lichfield, Staffordshire	Lichfield	No	Assessed as 'Not Developable' within the SHLAA.
111	London Road, Land off, Lichfield	Lichfield	No	Assessed as 'Not Developable' within the SHLAA.
508	Shires Industrial Estate	Lichfield	No	Assessed as 'Not Developable' within the SHLAA.
142	St Michaels Hospital, Lichfield	Lichfield	No	Assessed as 'Not Developable' within the SHLAA.

Lichfield District Urban Capacity Assessment 2016 – Appendix E

SHLAA ID	Location	Settlement	UCA to contact	Reason not contacted through UCA
148	Dimbles Hill, Lichfield	Lichfield	No	Assessed as 'Not Developable' within the SHLAA.
636	Cherry Orchard, Lichfield Day Services	Lichfield	No	Site redeveloped for new School.
255	Royal Oak, Land adj	Other Rural	Yes	
423	PH, Stonnall	Other Rural	Yes	
574	Hardwick Road, 36/Little Aston Park Road	Other Rural	No	Planning permission refused in 2011. Advised resubmission of application is unlikely.
35	The Shrubbery, Elford	Other Rural	No	Assessed as 'Not Developable' within the SHLAA.
86	Webb's Farm, South of, Elford	Other Rural	No	Assessed as 'Not Developable' within the SHLAA.
30	Lynne Lane, Shenstone	Shenstone	Yes	
500	Shenstone Employment Area	Shenstone	No	Part of site proposed to be allocated through Shenstone Neighbourhood Plan, remainder of site allocated for employment uses. Site is significantly larger than LPS requirement for Shenstone and in multiple ownerships.
101	Cloisters Walk, Whittington	Whittington	Yes	
754	Chapel lane/Blacksmith lane	Whittington	Yes	
8	Whittington Youth Centre	Whittington	Yes	

Appendix F – Assessments (by settlement)

Note: Yield is taken from planning permission/allocation/SHLAA where relevant.

F.1: Lichfield City

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
44	Cross Keys, St Chads House	12	Yes	Yes – residential development	Yes – prior notification granted. Likely to pursue development	0-5 Years	Planning permission for exterior alterations will be required.	Currently in use for B1a office use.	Deliverable	Yes	Currently in use for office (B1a) use. Prior notification granted for conversion of offices to residential in 2014. Land owner notes that planning permission will be required for exterior alterations and that they are likely to pursue development. Site included within schedule of committed supply at Appendix B .
813	Land at Rosaries, Trent Valley Road	9	Yes	Yes – residential development	No – likely to pursue development	0-5 Years	Issues surrounding access to site	No	Deliverable	Yes	Land owner notes that issues over access will need to be resolved in order for development to take place. No constraints noted in SHLAA which could not potentially be overcome.
60	Beacon Street, Angel Croft Hotel	9	Yes	Yes – residential development	Yes – currently preparing revised planning application.	0-5 Years	Acquisition of land adjacent to consented scheme has caused delays.	No	Deliverable	Yes	Extant planning permission for scheme to convert listed building to apartments. Land owner states that further land has been/is in the process of being acquired and a revised scheme is likely. Land is within conservation area, includes listed buildings. Potential impact on Heritage assets so would require sensitive design. Site included within schedule of committed supply at Appendix B .
759	Davidson Road, land at (City Wharf)	24	No – site already complete	N/A	N/A	N/A	N/A	N/A	Complete	No	Residential scheme complete – included in completions (Appendix A)
755	Bloomfield Crescent	5	Yes	Unknown	N/A	N/A	N/A	N/A	Deliverable	No	Land owner identified and contacted and no response received. Assumed that site is therefore no longer available for development.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	garage court (1)										
756	Bloomfield Crescent garage court (2)	6	Yes	Unknown	N/A	N/A	N/A	N/A	Deliverable	No	Land owner identified and contacted and no response received. Assumed that site is therefore no longer available for development.
103	Land of Burton Road	38	Yes	Yes – residential development	No – currently preparing planning application to be submitted in next 12 months	0-5 Years	None	N/A	Deliverable	Yes	Site is between built up area of Lichfield and adjacent Streethay village settlement boundary but is effectively surrounded by built development of Lichfield and Streethay on all sides. Agent indicates that land owner is likely to pursue development.
836	Cross Keys, Former 'What' store	35	Yes	Yes – residential development (with retail)	Yes	0-5 Years	None	N/A	Deliverable	Yes	Demolition of former store complete. Site included within schedule of committed supply at Appendix B .
936	Land at St John's Hospital, St John Street	18	No	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site under construction – included in schedule of committed supply at Appendix B .
19	Walsall Road recreation zone (northern section)	27	Yes	Yes – residential development	Resolution to grant planning permission subject to s106 agreement.	0-5 Years	N/A	N/A	Deliverable	Yes	Resolution to grant planning permission post SHLAA 2016. Understood that signing of s106 agreement is due to be complete imminently so permission can be issued. Site has benefit of resolution to grant permission subject to signing of s106 agreement.
31	Land adjacent St John's Hospital, Birmingham Road	18	Yes	Yes – residential development (and specialist	No - likely to submit revised scheme for wider site	0-5 Years	None	N/A	Deliverable	Yes	Site currently has unimplemented planning permission for car park. Adjacent part of site currently under construction for residential development. Replacement or improved court facilities may be

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
				accommodation)							required. Agent indicates that land owner is likely to pursue development.
403	Former HSC Hire Depot	2	Yes	No – to be used for current business use	N/A	N/A	N/A	N/A	Deliverable	No	Site in business use, land owner response confirms site to remain in current use and no longer available for residential development.
703	Shortbatts Lane, land south of 75	5	No	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
89 & 90	Walsall Road Recreation Zone (Hallam Park)	157	Yes	Yes – residential development	Yes – planning permission for 157 dwellings	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B . (NB – Shown all as ref 90 on map G.1)
39	Former Integra Hepworth works, Eastern Avenue	99 (22 net)	Yes	Yes – residential development	Yes – planning permission for 77 dwellings. Application of 99 dwellings pending consideration.	0-5 Years	No comment provided.	No comment provided.	Deliverable	Yes	Site granted planning permission for 77 dwellings at appeal in 2014. Permission for 77 dwelling as included at Appendix B . As such net increase of 22 used to avoid double counting to take account of scheme currently under consideration for 99 dwellings.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
835	Trent Valley road, former GKN site	57	No – contacted through ECLA	Yes – mixed use development	No – likely to pursue development	0-5 Years	No	Residential, retail and leisure	Deliverable	Uncertain	Site is within are allocated for employment uses adjacent to Trent Valley train station. Alternative schemes to traditional employment have been promoted previously. Land owner notes that mixed use scheme to include retail, residential and leisure likely to be pursued. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
739	King Edward VI school, Upper St John Street	32	Yes	No	Unlikely to pursue development	N/A	Land is now required by school.	N/A	Deliverable	No	Staffordshire County Council note that site is no longer available as is required by school.
2	The Friary, land adjacent and part of	45	No	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
54	Former Kwick Save (Regal Cinema), Tamworth Street	38 (24 Net)	Yes	Yes – residential development (with some retail)	Yes – planning permission for 14 dwellings. Application for 38 dwellings pending consideration.	Uncertain	Viability concerns. Issues relating to Conservation Area, listed buildings and archaeology.	No comment provided.	Deliverable	Yes	Site granted planning permission for 14 dwellings. Permission for 14 dwelling as included at Appendix B . As such net increase of 24 used to avoid double counting to take account of scheme currently under consideration for 38 dwellings. Land owner has expressed concerns with regards to viability of proposals but is continuing to advance proposals for mixed use, predominantly residential development.
59	Sandford Street, 29	10	No – unable to obtain	No	N/A	N/A	N/A	N/A	Developable	No	Part of site has come forward for completed residential scheme on adjacent site. Unable to obtain

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
			ownership details								ownership details through land registry as no titles available for majority of site.
61	The Windmill PH, Grange Lane	12	Yes	Yes – residential development	Yes – planning permission for 12 dwellings	0-5 Years	No comment provided.	No comment provided.	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
63	The Greyhound PH, Upper St John Street	8	Yes	Yes – residential development	Yes – planning permission for 8 dwellings. Site currently being marketed for sale	0-5 Years	No comment provided.	No comment provided.	Deliverable	Yes	Site granted planning permission for 8 dwellings at appeal. Land owner currently marketing site for sale and anticipates development within 5 years. Site included within schedule of committed supply at Appendix B .
64	Cherry Orchard, 41	10	Yes	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Agent noted site is under construction with demolition works complete and anticipates completion of scheme 2017. Site included within schedule of committed supply at Appendix B .
144	Birmingham Road redevelopment Area (Friarsgate)	95	No	Yes – mixed use town centre development	Yes – planning permission granted 2016.	0-5 Years	N/A	N/A	Deliverable	Yes	Planning permission for scheme granted May 2016 for redevelopment scheme which includes 95 dwellings. Site included within schedule of committed supply at Appendix B . Site would not be allocated solely for residential development but redevelopment likely to include residential element. Recommended any allocation for town centre development includes reference to providing a proportion of residential development.
164	Cherry Orchard (land off)	7	Yes	Yes – residential development	No – site currently used for	10+ Years	None known	N/A	Deliverable	Yes	Agent notes that 2013 application for self-storage has been implemented but land owner is likely to pursue

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
					self-storage containers						residential development in the longer term, likely to be within the plan period. Site included within schedule of committed supply at Appendix B as building control records suggest residential scheme was previously implemented but not completed.
361	Netherstowe House	8	No	No – permission for development associated with current use (hotel)	N/A	N/A	N/A	Uses associated with current use as hotel.	Deliverable	No	Planning permission granted for ancillary uses associated with current business. Considered unlikely to be available for residential development.
415	Trent Valley Buffer Depot	49	Yes	Yes – residential development	No – currently preparing planning application to be submitted 2017.	0-5 Years	No	No comments provided.	Deliverable	Yes	SHLAA assumed yield of 75 dwellings, detailed layout provided by land owner suggests 49 dwellings with potential car parking to serve station. Parking may not be required due to adjacent scheme including parking provision as such yield could increase beyond 49. Site is allocated through saved policy L7A for residential development.
462	Church Street, Tesco Store	22	Yes		Yes – planning permission for 22 dwellings				Deliverable	Uncertain	Planning permission for 22 dwellings remains extant as was part of store redevelopment which has been implemented. Given lack of time since store element of scheme was implemented some uncertainty over the delivery of the residential element. Opportunities to encourage development should be explored. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
648	Former St Michaels	9	Yes	Yes – residential development	No – likely to pursued development	0-5 Years	Playing field on site could	N/A	Developable	Yes	Agent notes that playing field at site would normally need replacing, however this has not been used for

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	School Playing fields						need replacing.			10 years so would no longer need to be replaced (redundancy rule).	
766	Swan Road Car Park	7	Yes – LDC owned	No	N/A	N/A	N/A	N/A	Developable	No	Car Park adjacent to recently completed developments and scheduled ancient monument. Unlikely scheme could be designed to satisfactorily address its location.
767	Sandford Street Car Park	9	Yes – LDC owned	Yes – mixed use development (including residential)	Yes – likely to pursue development	0-5 years	No	N/A	Developable	Unsure	Currently town centre car park, adjacent to mixed use residential and commercial developments. Within Conservation area.
776	Former Rocklands School,	22	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Staffordshire County Council confirm site is to continue to be required for education purposes.
951	Former Norgren site, Eastern Avenue	60-70	No – contacted through ECLA	Yes – mixed use development (including residential)	No – currently undertaking pre-application advice. Preparing planning application for submission autumn 2016.	0-5 Years	None known.	Mixed use including residential and retail.	Developable	Uncertain	Site is currently allocated for employment uses. Pre-application currently under consideration for mixed use scheme including retail and residential (circa 60-70 dwellings) development. Site is allocated for employment use. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
422	Westgate House, Bird Street	10	Yes	Yes – residential development	No – likely to pursue development	6-10 Years	Nearby listed building and vacant listed buildings on site would need careful consideration.	Wish to develop green linkages to Beacon park and other potential sites to rear of Angel Croft (see above)	Developable	No	SHLAA notes design would be required to take account of heritage assets on and close to site. However, it is noted that English heritage have previously objected to proposals for the site due to the setting of Grade II* listed building. Agent notes that likely to pursue development. Given issues in relation to conservation it is not consider to propose the site as a potential allocation.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
718	Land adj Working Men's Club, Netherstowe	11	Yes – LDC owned	Yes – residential development	No – likely to pursue development	0-5 Years	None known.	Self-build residential development	Developable	No	Site is currently car parking and open space adjacent to residential area and working men's club. Considered unlikely to come forward for development given size and shape of site including current and adjacent uses. Any development of site would likely require comprehensive scheme with adjacent site which is currently a community facility.
492	Bird Street Car Park	25	Yes – LDC owned	Yes – mixed use town centre development (including residential)	No – likely to pursue development	6-10 Years	Car parking needs may need to be accommodated.	Mixed use development – town centre uses, retail and residential.	Developable	Uncertain	Longstanding ambition to redevelop site within town centre to provide mixed-use development following completion of other town centre redevelopment. Any loss of car parking facilities may need to be accommodated. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
52	Quonians Lane, Auction Centre and works	47	Yes	Yes – residential development with ancillary uses.	No – likely to pursue development	0-5 Years	None known.	No comment provided.	Developable	Yes	Pre-application discussions underway regarding potential redevelopment of the site which would likely include residential element. Site is within town centre boundaries and town centre uses would be supported. Given potential mix of town centre uses dwelling yield could be lower than 47 assumed in SHLAA. Town centre location so could support higher densities.
112	Working Men's Club, Purcell Avenue	8	Yes – LDC owned	Yes – residential development	No – likely to pursue development	0-5 years	Retention/replacement community facilities would need to be considered.	No comment provided.	Developable	No	Currently in use as community facility (Working Men's Club). Replacement/retention of facility would need to be considered. Given current use and need for replacement facility it is not considered likely that site could be delivered within the plan period.

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SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Lichfield Highway Depot and Waste facility	5	Yes	Yes – residential development	No – likely to pursue development	0-5 Years	Potential for contaminate land due to current uses. Replacement waste facility would need to be provided.	N/A	Developable	Uncertain	SHLAA and land owner note potential contaminated land issues which would need to be mitigated. Redevelopment is dependent on finding replacement site for current waste disposal facility. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
425	Hawthorn House, Burton Old Road	24	No	Yes – residential development	Planning application currently being determined (16/00167/F ULM)	0-5 Years	N/A	N/A	Developable	Yes	Planning application submitted and currently under determination.
487	Land east of Stowe Street	5	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Site sold to land owner unlikely to be forward for residential development.
9	Minster Hall Youth Centre	15	Yes	Yes – residential development	No – likely to pursue development	6-10 Years	Site recently let for community use for 5 years.	Conversion to apartments and possible new residential build.	Developable	Uncertain	Land owner notes site is unlikely to come forward in the 0-5 year period due to current tenancy agreements but is intending to pursue residential redevelopment in medium term. SHLAA notes potential access issues to site, given location off town centre car park. Likely site would need to come forward as part of more comprehensive approach with Bird Street Car Park (see above). As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
62	Queen Street, Depot	7	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Land owner confirms site will continue to be used for current business use and is no longer

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
											available for residential redevelopment.
113	Duke of York PH	10	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Land owner confirms site will continue to be used for current business use and is no longer available for residential redevelopment.
114	Loughton Court Care Home	3	No	N/A	Yes – for 3 dwellings.	N/A	N/A	N/A	Developable	No	Planning permission granted for 3 dwellings which is below threshold of UCA.
149	Redcourt House, land adjacent	6	Yes – LDC owned	Yes – mixed use development (including residential)	No – likely to pursue development	0-5 Years	Currently small car park. Small site potentially constraint to development.	Mixed use – town centre uses.	Developable	No	Site is currently small car park adjacent to retail premises. Size and shape of site likely to constrain the scale, design of any potential development. Adjacent listed buildings and within conservation area.
150	Redcourt Car Park, Tamworth Street	3	Yes – LDC owned	Yes – mixed use development (including residential)	No – likely to pursue development	0-5 Years	Currently small car park.	Mixed use – town centre uses.	Developable	Unsure	Site is currently car park adjacent to retail area and listed buildings. Within conservation area.
413	Queen Street, Central Garage	9	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Land owner confirms site will continue to be used for current business use and is no longer available for residential redevelopment.
418	Sandford Street, Beaconsfield House	27	Yes	Yes – mixed use development (including residential)	Planning application currently being determined (16/00865/F ULM)	0-5 Years	No comment provided.	No comment provided.	Developable	Yes	Planning application for mixed use development including commercial and residential development currently being determined. Site is building identified as 'Out of Scale and Character (saved policy C7) so redevelopment is supported. Site is within town centre and conservation area.
424	Guardian House,	27	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Contacted land owner and no response received. Assumed site is no longer available for residential

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SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Birmingham Road										development. Currently in use for B1a offices.
428	Scotch Orchard, former Day Nursery	27	Yes	Yes – residential development	Planning application currently being determined (16/00168/F ULM)	0-5 Years	N/A	N/A	Developable	Yes	Planning application submitted and currently under determination.
110	Meadowbrook Road, land at	17	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
111	London Road, land off	15	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
508	Shires Industrial Estate	55	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
142	St Michaels Hospital	40	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
148	Dimbles Hill, land at	11	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
636	Cherry Orchard, Lichfield Day Services	24	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site redeveloped for education use. Site considered 'Not Developable' in the SHLAA.
Sites to be considered following assessment within ELCA											
ELA A 58	Land at Greehough Road	39	Site contacted through ECLA	Yes – residential development	Planning application currently being determined (16/00945/F ULM)	0-5 Years	None	Previous consent for office (B1a) development	Not in SHLAA	Yes	Site has extant planning permission for second phase of B1a office development. Second phase not implemented and application submitted for residential development.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

F.2: Burntwood

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
946	Princess Street, 78	6	No	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
152	The Greyhound PH	7 (2 net)	No	Yes – residential development	Yes – planning permission for 7 dwellings	0-5 Years	N/A	N/A	Deliverable	Yes	Site granted planning permission for 7 dwellings April 2016. Site previously had permission for 5 dwelling as included at Appendix B . As such net increase of 2 used to avoid double counting.
1005	High Street, 99-101 & Tricorn House	7	No	Yes-residential development	Yes – planning permission for 7 dwellings	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
763	High Street, 7-9	11	Yes	Yes-residential development	Yes – agent notes site recently completed (post SHLAA 2016)	0-5 Years	N/A	N/A	Deliverable	Yes	Site listed as having extant planning in SHLAA 2016. Agent notes that site has now completed (post SHLAA 2016). This will be assessed and determined through update to SHLAA. Site included within schedule of committed supply at Appendix B .
478	Bridge Cross Garage, Cannock Road	8	Yes	Yes – residential and employment mixed use development	Yes – site has planning permission with revised scheme likely to be submitted.	0-5 Years	None	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
129	Land rear of Rugeley Road, 19	6	Yes	No	N/A	N/A	N/A	N/A	Deliverable	No	Agent no longer acts on behalf of land owner. Land owner identified and contacted and no response received. Assumed that site is therefore no longer available for development.
496	Land south of Cannock Road,	17	No – site with employment area therefore contacted through ELCA.	Yes – residential development	No – pre-application for residential development	0-5 Years	No – land is currently allocated for employment development	No	Deliverable	Yes	Land owner contacted through ELCA. Landowner progressing pre-application for the residential redevelopment of site as part of wider redevelopment of sites within

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SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Burntwood				being prepared.						Burntwood. Site is adjacent to town centre boundary, residential and employment development. It is recommended that the site is proposed for residential or mixed use development.
98	High Street, 51-55, Chasetown	8	Yes	No	N/A	N/A	N/A	N/A	Deliverable	No	Agent no longer acts on behalf of land owner. Land owner identified and contacted and no response received. Assumed that site is therefore no longer available for development.
99	St Josephs Presbytery, Chasetown	8	No	No – recently redeveloped for office (B1a) use.	N/A	N/A	N/A	N/A	Deliverable	No	Site has been redeveloped for alternative use. Site to be 'Not Developable' in future SHLAA updates.
841	Former Olaf Johnson site, Cannock Road	57	No	No – pre-application for retail scheme being advanced.	N/A	N/A	N/A	N/A	Deliverable	No	Site is within Burntwood Town Centre boundary as identified within LPS. Pre-application for retail scheme being advanced.
821	High Street, land rear 161-167	7	Yes	Unsure – residential development	No – planning permission for 7 dwellings recently expired	N/A	N/A	N/A	Deliverable	No	Planning permission expired in 2016. Site visit confirmed no start on site. No response received from agent or landowner. Assumed that site is therefore no longer available for development.
479	High Street, 103	10	No	Yes – residential development	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .
926	Chorley Road, Boney Hay Concrete	7	No	Yes – residential development	Yes – planning permission for 7 dwellings	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
750	Land at Baker Street	7	No	Yes – residential development	Site under construction – 6 completions in 2015/16.	0-5 Years	N/A	N/A	Deliverable	Yes	Planning permission granted October 2015 – no need to contact. Site included within schedule of committed supply at Appendix B .
4	Land rear of Chase Terrace Primary School	12	Yes	Yes – residential development	Planning application currently being determined (16/01011/F ULM)	0-5 Years	No	N/A	Deliverable	Yes	Agent notes that planning application recently submitted for consideration (September 2016). SHLAA notes site will impact upon playing pitch contrary to NPPF guidance. However, application site is smaller than wider site included within SHLAA and would not appear to impact upon pitch provision.
7	Maple Close, Oakdene	32	Yes	Yes – residential development	No – likely to pursued development	0-5 Years	Playing field on site could need replacing.	N/A	Deliverable	Yes	Agent notes that playing field at site would normally need replacing, however this has not been used for 10 years so would no longer need to be replaced (redundancy rule).
156	Queen Street, 82-84	14	Yes	Yes – residential development	Resolution to grant planning permission subject to s106 agreement.	0-5 Years	N/A	N/A	Deliverable	Yes	Understood that signing of s106 agreement is due to be complete imminently so permission can be issued. Site has benefit of resolution to grant permission subject to signing of s106 agreement. Site included within schedule of committed supply at Appendix B .
119 & 507	Land at Mount Road Industrial Estate & Prospect Road	95	Yes	Yes (part of site) – residential development . Majority of site still in viable employment use and not available.	No – part of site likely pursue development for residential. Remainder of site likely to stay in employment use.	0-5 Years - for element of site available for residential development	Potential for contaminate land, noise – agent notes issues unlikely to be unresolvable . Remaining uses on site.	N/A	Developable	Yes	All landowners were identified via land registry searches and contacted as part of UCA process. Whole site is in approximately 30 ownerships as such large-scale land assembly would be required. Responses not received from all land owners. Where no response was received this was followed up by officers via letter, email and phone. Number of landowners stated that their land was not available for redevelopment.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
											Site visit suggested good level of occupancy across much of the estate. Only two responses received suggested land was available for residential redevelopment. One smaller site which it is unlikely would be deliverable without more comprehensive redevelopment. One larger site is known to be available with pre-application for approx. 95 dwellings submitted. Evidence suggests it is unlikely that whole or larger parts of site will come forward for redevelopment within the plan period. Recommended that allocation be made on vacant site known to be available for development. Extent of site proposed for residential shown at Appendix G.2.
12	The Abattoir, Eastgate Street	45	Yes	Unsure	N/A	N/A	N/A	N/A	Developable	No	Land owner identified and contacted and no response received. Assumed that site is therefore no longer available for development.
146	High Street, 100-126	11	No – unable to obtain ownership details	No	N/A	N/A	N/A	N/A	Developable	No	Unable to obtain ownership details through land registry as no titles available for majority of site.
147	Garage site, Swan Island	8	Yes	No – agent confirms site to remain in current uses.	Unlikely to come forward for development	N/A	N/A	N/A	Developable	No	Agent notes that land owner has no current intentions to develop site for residential use but may give consideration to such development in the future.
151	Land at Squash Club, Spinney Lane	23	No – unable to obtain ownership details	No	N/A	N/A	N/A	N/A	Developable	No	Unable to obtain ownership details through land registry as no titles available for the site. Unknown if site is available for redevelopment.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
167	Hill Street, 1-3	5	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Site had planning permission which expired in 2008. No further recent planning history and agent confirmed they are no longer acting on behalf of client. Unable to obtain ownership details through land registry as no titles available for the site.
429	Cottage of Content PH, Queen Street	10	Yes	Yes – residential development	No – likely to pursue development	0-5 Years	No	N/A	Developable	Yes	Landowner confirmed intent to pursue development within next 5 years following pre-application submissions. Pre-application submissions made late 2014.
769	Queens Drive Industrial Estate	48	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA. Industrial Estate still in good use, no further suggestion site is available for redevelopment for alternative uses.
3	Land rear Lambourne House, Bridge Cross Road	17	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA. Site has been developed as a supermarket.
5	Greenwood House	17	Yes	No	No – unlikely to pursue residential development	6-10 Years (for alternative use – see notes)	No known constraints	N/A	Developable	No	Staffordshire County Council (land owner) note that site is likely to be used by NHS and redeveloped beyond 5 years.
509	Cedar Road Garage Court	7	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
520	Russet Avenue Garage Court	6	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.
537	Grange Road	5	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Garage Court										
Sites to be considered following assessment within ELCA											
ELAA 47	'Triangle' Burntwood business park	150	No – contacted through ECLA	Yes	Resolution to grant planning permission subject to s106 agreement.	0-5 Years	N/A	N/A	Not in SHLAA 2016	Yes	Outline planning permission granted subject to s106 agreement (16/00666/OUTM).
ELAA 2	Land south of Cannock Road, 2, Burntwood Business Park	6	No – contacted through ECLA	Yes – residential and employment	No - Likely to pursue development and submit revised scheme	0-5 Years	No known constraints	Residential and/or employment development	Not in SHLAA 2016	No	Land owner suggests either residential or employment development could be considered and brought forward in short term. ELAA notes that site is currently allocated for employment. Possibility for contaminated and coal subsidence.

F.3: Fradley

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
138	Bridge Farm, Fradley	80	Yes	Yes – residential development	Planning application granted subject to s106 (16/00272/0 UT)	0-5 Years	None	N/A	Developable	Yes	Site located within village settlement boundary with planning application submitted for outline permission for 80 dwellings granted in October 2016 subject to s106 (post SHLAA 2016). Site was previously allocated through the 1998 Lichfield District Local Plan, this allocation however was not linked to any of the saved policies.
Sites to be considered following assessment within ELCA											

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
132 (ELAA 110)	Land south of Fradley South	95	No	No	N/A	N/A	N/A	N/A	Deliverable	No	Site is considered to be 'Not Available' within the ELAA. Site has been promoted for residential use. Site is within allocated employment area and is allocated as open space between adjacent employment and residential uses. Impacts of noise from A38 and adjacent uses would need to be considered. Unclear as to how site would be accessed.

F.4: Alrewas

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
36	Land east of A513, South of Canal	7-15	No	Yes	Planning application currently being determined (15/00739/F ULM)	N/A	Pipeline in proximity to site, HSE advice on planning application that exclusion zone covers part of site.	N/A	Deliverable	Yes	Application submitted April 2015. Pipeline adjacent to site, HSE identified exclusion zone on part of site. Revised scheme for 7 dwellings potentially to be submitted to take account of exclusion zone. Site adjacent to conservation area and within area identified as protected open space (Saved policy C.9). Potential for scheme to be designed to take account of proximity of Conservation Area. Saved policy C.9 to be considered through LPA. No technical reasons identified to prevent site from coming forward for smaller number of dwellings as indicated by HSE exclusion zone.
46	Mastrom Printers, Park	6	No	Yes	Site under construction	0-5 Years	N/A	N/A	Deliverable	Yes	Site included within schedule of committed supply at Appendix B .

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Road, Alrewas										
974	Kings Bromley Rd, The New Lodge, Alrewas	6	Yes	Other – current commercial use received investment	Yes – planning permission for 6 dwellings	0-5 Years	No	No	Deliverable	Yes	Agent notes that current commercial use has received investment and land owner is keen to retain current tenants whilst use remains viable. Agent notes that potential for development to come forward within the short – medium term. Site included within schedule of committed supply at Appendix B .
753	Main Street, Storage Site	20	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site currently in use with part of site redeveloped for storage containers (B8). SHLAA notes that it is unknown if site is available for residential development. Landowner indicated land was not available for residential development through hearing sessions on the LPS.

F.5: Armitage with Handsacre

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
120	Armitage Shanks, land at Old Road	40	No – contacted through ECLA	Unsure – no response received	N/A	N/A	N/A	N/A	Developable	Uncertain	Currently allocated for employment use. Site no longer required for business use and redevelopment would not impact upon current business. Site not expected to be available within 5 years. Pre-application for residential scheme submitted number of years ago. Investigation of Coal Subsidence may be required. As uncertain do not include in urban capacity – however potentially could provide some residential within the plan period.
122	Old Road, Armitage	7	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA. Adjacent West Coast Mainline. Site no longer available for development.

F.6: Fazeley, Mile Oak & Bonehill

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
96	Fazeley saw mill, Gould's timber yard	25	Yes	No	N/A	N/A	N/A	N/A	Deliverable	No	Planning application for 103 apartments on site refused. SHLAA considers smaller scheme may be appropriate. Agent indicated they are no longer instructed to act on behalf of site. Land owner contacted but no response received as such assumed site is no longer being promoted for residential development.

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
97	Bonehill Mill, Lichfield Street	25	Yes	Yes - residential	No – likely to pursued development	Unsure – would be dependent on view of enabling development	Viability, Green Belt, Listed Buildings/Conservation Area, Enabling development	No comment provided	Deliverable	Uncertain	Site is part inside settlement boundary and part outside (within Green Belt). Agent states that development could come forward but that enabling development would be required within the Green Belt area of the site to bring about redevelopment of listed building. UCA concludes that site should not be proposed as a potential allocation at this stage but that further information would be required.
440	The Green, 14, Bonehill	7	Yes	Yes - residential	No – planning application currently being prepared for submission in 2017	0-5 Years	Landowner suggest access may present issue	No comment provided	Deliverable	Yes	Landowner notes that access to the site presents a 'slight' issue. Considered that such an issue could be overcome through detailed design to be considered through planning application. SHLAA notes presence of TPO may impact upon layout and yield.
115	Tolsons Mill, Fazeley	100	Yes	Yes – agent notes not currently being promoted for development	No – planning permission for 100 dwellings lapsed June 2016.	0-10 Years	Viability – agent notes previous affordable housing requirement and s106 contributions made scheme unviable	No	Deliverable	Yes	Agent notes that the site is still available following lapse of planning permission in June 2016 but is not currently being promoted for development. Agent notes that options are being assessed with income being maximised from existing use. However, agent also notes that site could be developed within both the next 0-10 years which is within the plan period. Agent notes viability concerns, contributions sought would be different under current planning policy and could have positive impact upon viability. Were development to come forward yield may be different to 100 previously consented. Site included within schedule of committed supply at Appendix B .

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
764	Tolsons Industrial Estate, Fazeley	70	Yes	No	Unlikely to pursue residential development	N/A	No comment provided	No comment provided	Developable	No	Several ownerships across site would make land assembly difficult. Several land owners confirmed no intention to redevelop site for residential use. Access to site could also provide constraint.
116	Petrol Station, Fazeley	10	No	No	N/A	N/A	N/A	N/A	Developable	No	Unable to contact land owner. Recent planning history relates to proposals to support existing filling station business. Business appears viable.

5.8: Shenstone

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
30	Land at Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane	50	Yes	Yes – mixed use development including up to 50 dwellings.	No – planning application currently being prepared for submission by end of 2016.	0-5 Years	No	No	Deliverable	Yes	Proposed to be allocated for mixed use development including up to 50 dwellings through emerging Shenstone Neighbourhood Plan (SNP). SNP has been independently examined and received a majority ‘yes’ vote at referendum on 17 November 2016. Landowner notes that planning application is being prepared for submission imminently.
500	Shenstone Employment Area	121	No	No	N/A	N/A	N/A	N/A	Developable	No	Currently allocated for employment use, with much of site in viable economic use. Part of site proposed to be allocated through Shenstone Neighbourhood Plan (see above). Land not currently being promoted and is in large number of ownerships.

5.9: Whittington

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
8	Whittington Youth Centre, Main Street	8	Yes	Yes – residential development	No – planning application currently being prepared for submission by end of 2016.	0-5 Years	Previously considered access issues have been resolved with application due to be submitted.	No	Deliverable	Yes	No known constraints, land owner suggests solutions to any potential access issues have been resolved and will be tested through planning application once this is submitted. Application currently being prepared and is due for submission imminently.
101	Cloisters Walk, Whittington	10	Yes	No	N/A	N/A	N/A	N/A	Deliverable	No	Agent indicated they are no longer instructed to act on behalf of site. Land owner contacted but no response received as such assumed site is no longer being promoted for residential development.
754	Land at Chapel Lane/Bla cksmith Lane	10	Yes	Yes - residential development	No planning permission – likely to pursue development	10+ Years	None known	N/A	Deliverable	Yes	Recent planning history for part of the site for uses other than residential. Agent confirms land is likely to come forward for residential development but in the longer term (10+ years).

5.10: Other Rural (other rural settlements with village boundaries)

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
255	Land at Royal Oak PH, Hill Ridware	9	Yes	Yes – residential development	Site has planning permission – revised scheme likely to be submitted	0-5 Years	No comment provided	No comment provided	Deliverable	Yes	Site has benefit of planning permission with agent noting revised scheme is likely to be submitted. Adjacent site has planning permission for 39 dwellings. (Appendix B - Reserved matters consent post SHLAA 2016)

Lichfield District Urban Capacity Assessment 2016 – Appendix F

SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
423	Royal Oak PH, Stonnall	12	Yes	No	N/A	N/A	N/A	N/A	Developable	No	Site previously had benefit of unimplemented planning permission which expired in 2011. Pre-application submission for revised scheme in 2012 but has not lead to further planning application. Response to previous survey suggested development was unlikely to be pursued in the medium term. Agent advised that site is no longer being promoted. Site is in multiple ownerships and is considered unlikely to be available for development.
574	Hardwick Road, 36, Little Aston	10	No	No	N/A	N/A	N/A	N/A	Not Developable	No	Site considered 'Not Developable' in the SHLAA. 2008 scheme granted permission and not implemented. Scheme refused permission at appeal in 2011 – no appeal or resubmission lodged so is considered unlikely to be pursued.
35	The Shrubbery, Elford	11	No							No	Site considered 'Not Developable' in the SHLAA. Site conservation area and within area identified as protected open space (Saved policy C.9). Potential for scheme to be designed to take account of proximity of Conservation Area. Saved policy C.9 to be considered through LPA. SHLAA notes site lacks suitable access. Within area of Flood Risk.
86	Webb's Farm, Land South of, Elford	46	No							No	Site considered 'Not Developable' in the SHLAA. Site within and adjacent to conservation area and within area identified as protected open space (Saved policy C.9). Potential for scheme to be designed to take account of proximity of Conservation Area. Saved policy C.9 to be considered through LPA. SHLAA

Lichfield District Urban Capacity Assessment 2016 – Appendix F




SHLAA ID	Location	Yield	Site contacted through UCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					SHLAA 2016 Assessment	Include in Urban Capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
											notes site lacks suitable access. Topography of site may represent constraint.

Appendix G – Urban capacity maps

G.1 Lichfield City



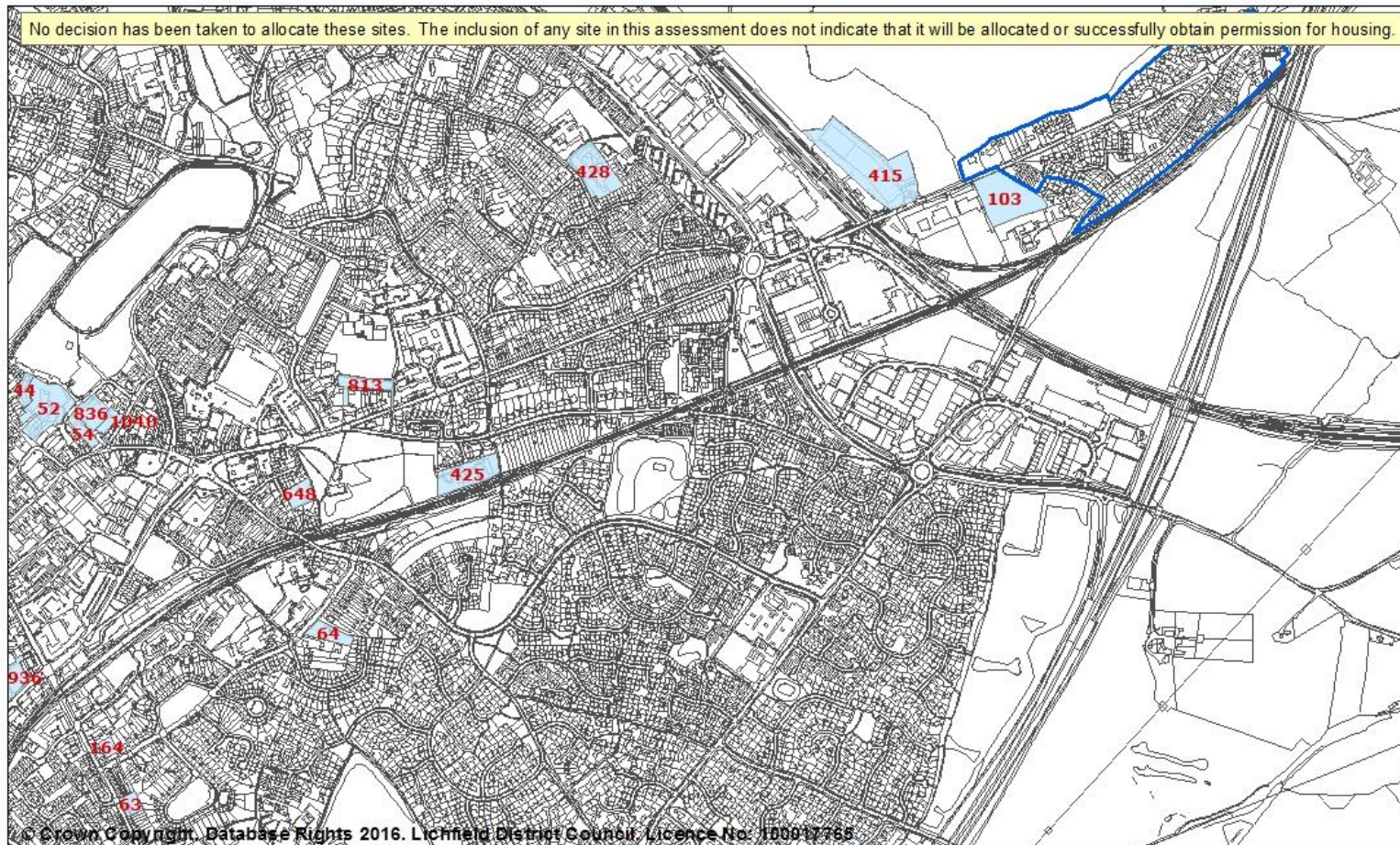
Urban capacity assessment 2016 - Lichfield City (North)

 Village settlement boundary  District boundary  Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE

Lichfield
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Lichfield District Urban Capacity Assessment 2016 – Appendix G



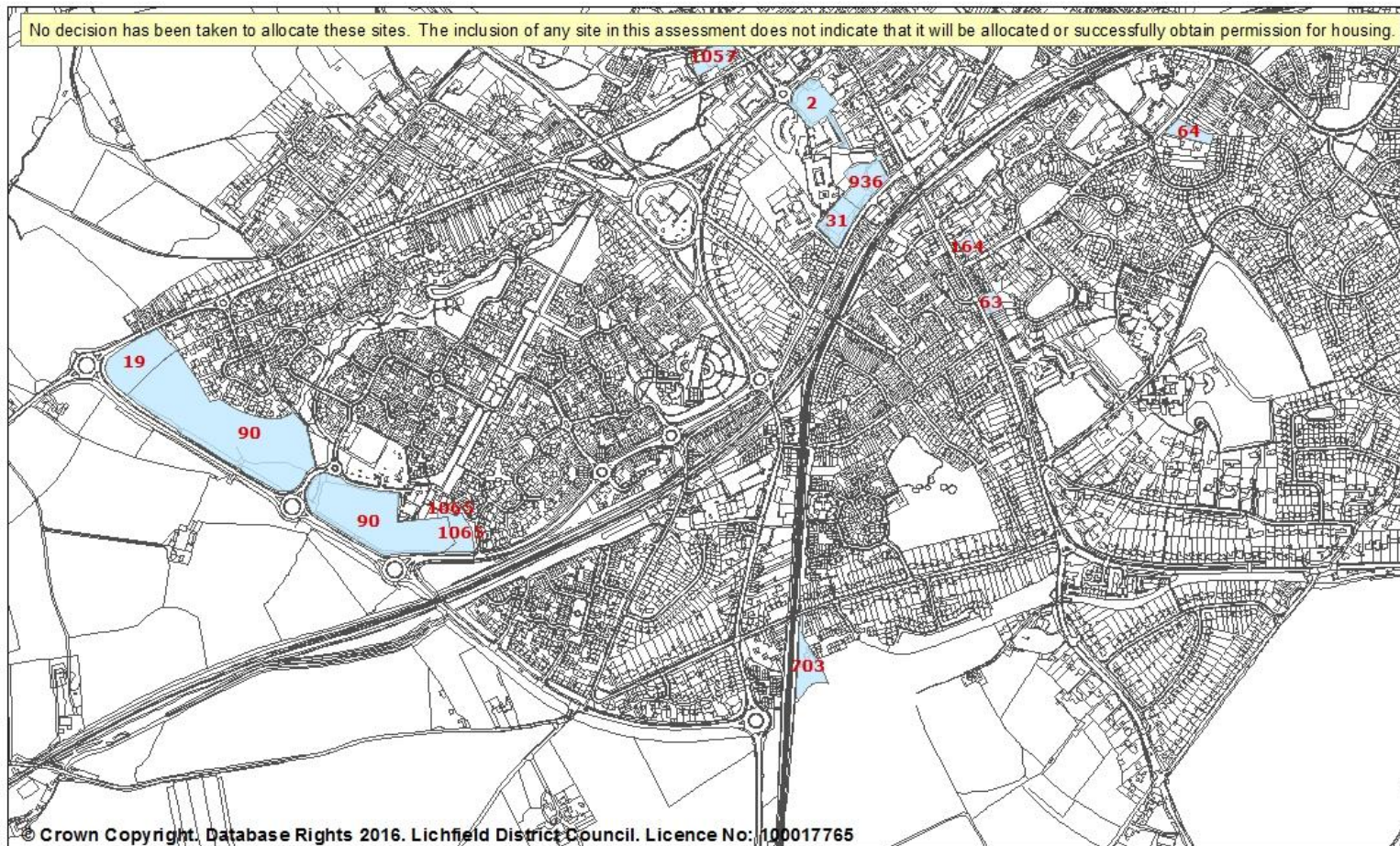
Urban capacity assessment 2016 - Lichfield City (East)

NOT TO SCALE

□ Village settlement boundary □ District boundary □ Sites to be considered for allocation
Number SHLAA reference

Lichfield
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Lichfield District Urban Capacity Assessment 2016 – Appendix G



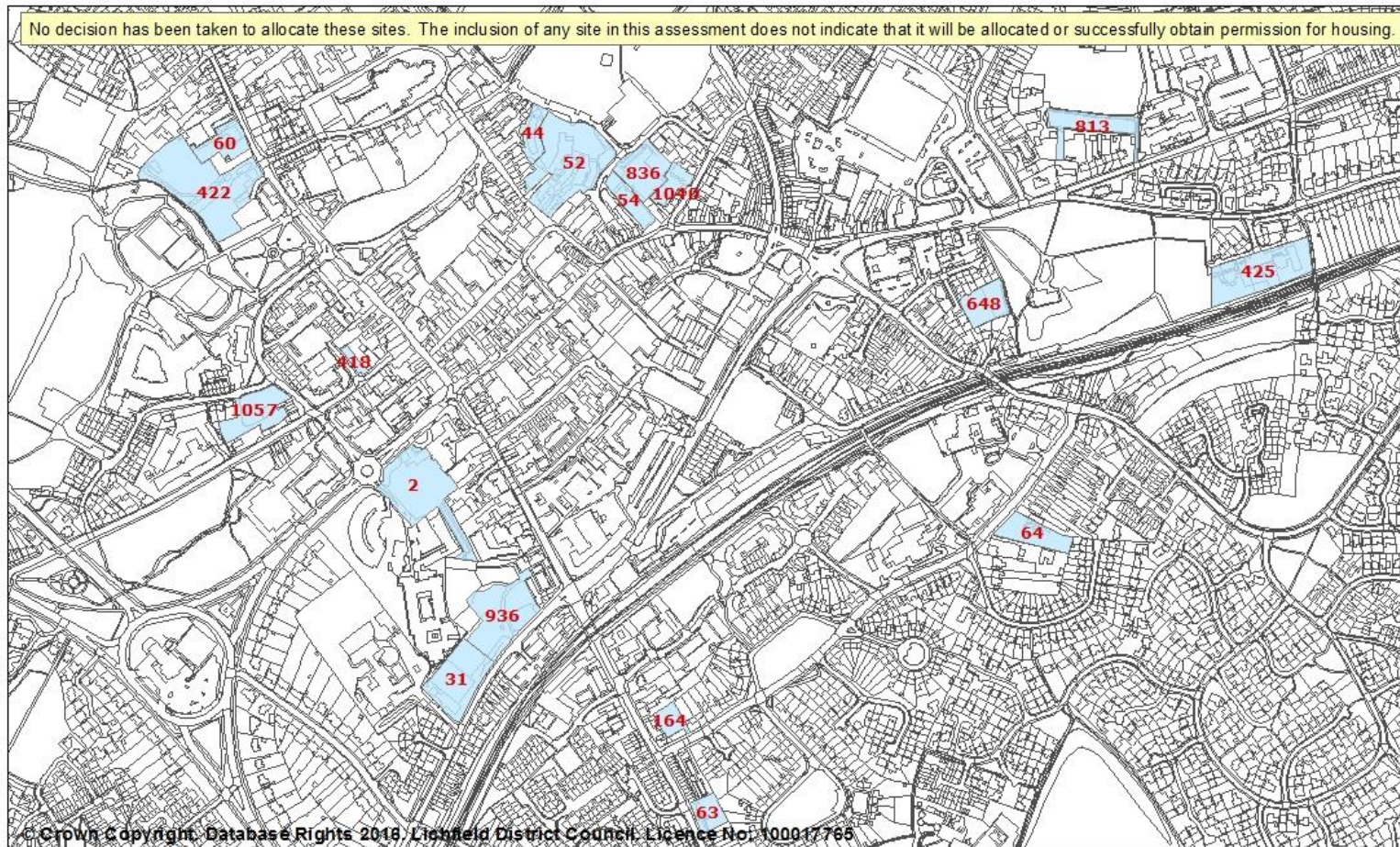
Urban capacity assessment 2016 - Lichfield City (South-West)

NOT TO SCALE

□ Village settlement boundary □ District boundary □ Sites to be considered for allocation
Number SHLAA reference

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Lichfield District Urban Capacity Assessment 2016 – Appendix G



Urban capacity assessment 2016 - Lichfield City (Central)

NOT TO SCALE

□ Village settlement boundary □ District boundary □ Sites to be considered for allocation
Number SHLAA reference



G.2 Burntwood



Urban capacity assessment 2016 - Burntwood (North)

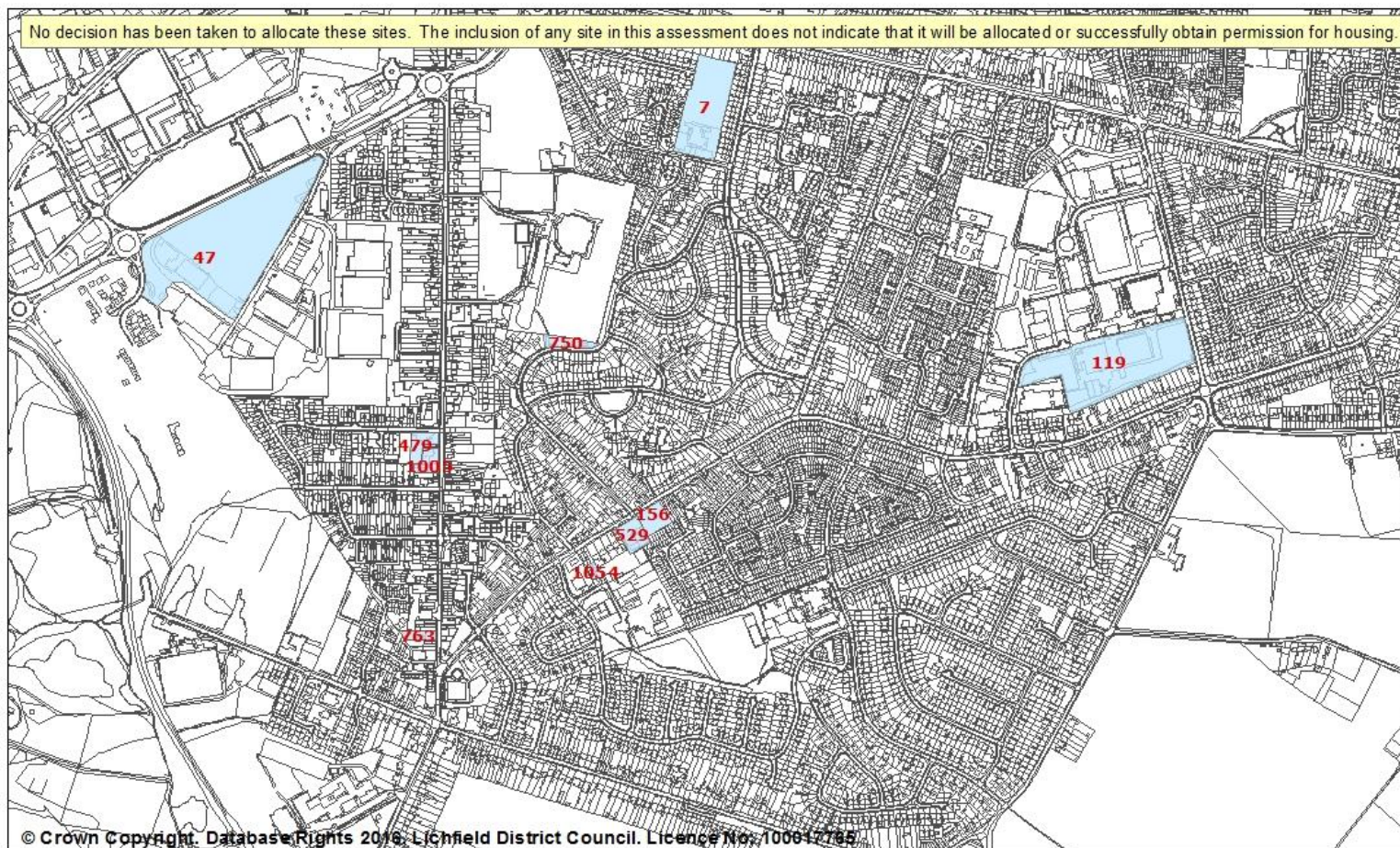
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Number SHLAA reference

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Lichfield District Urban Capacity Assessment 2016 – Appendix G



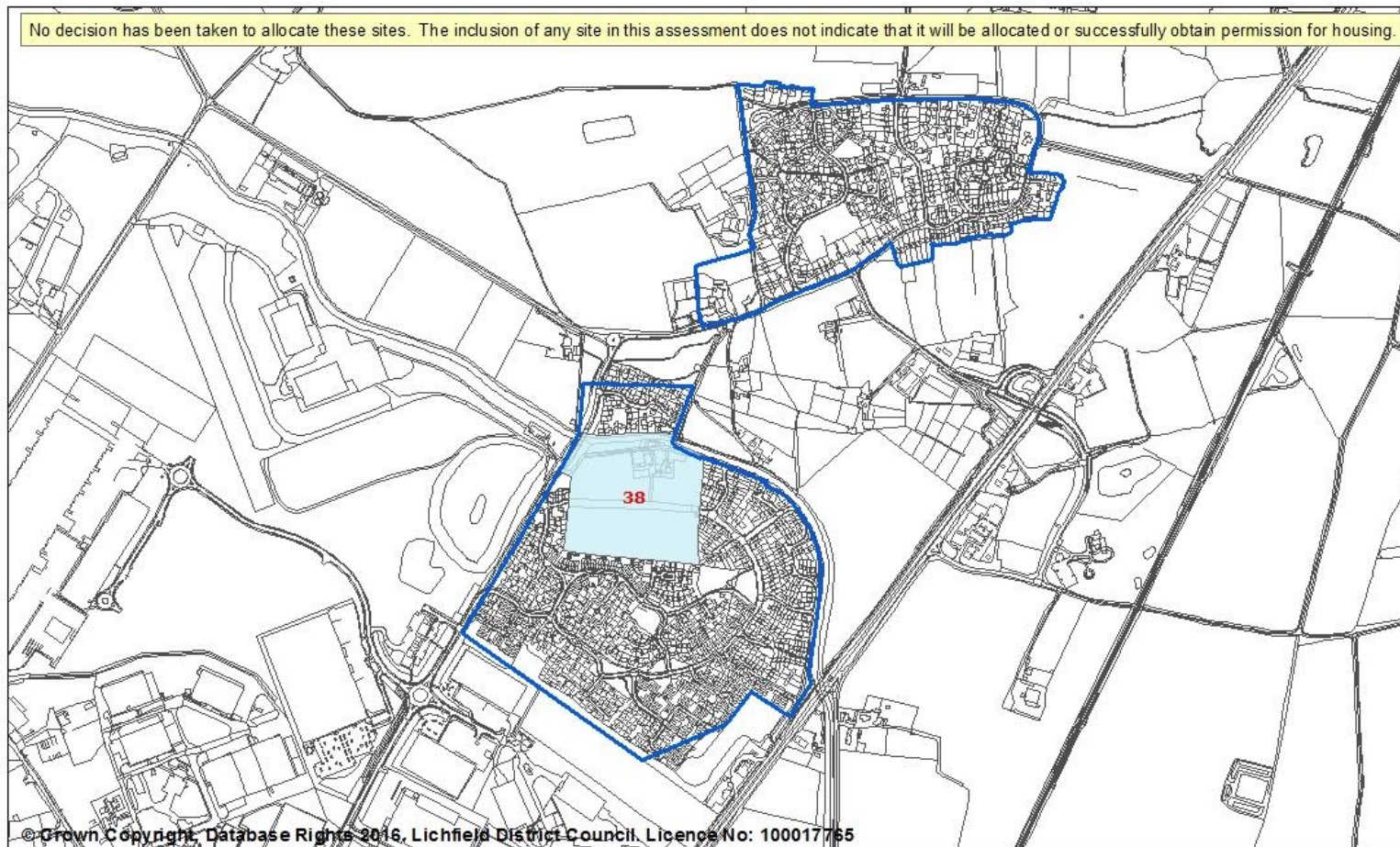
Urban capacity assessment 2016 - Burntwood (South)

NOT TO SCALE

■ Village settlement boundary
 ■ District boundary
 Sites to be considered for allocation
Number SHLAA reference



G.3 Fradley



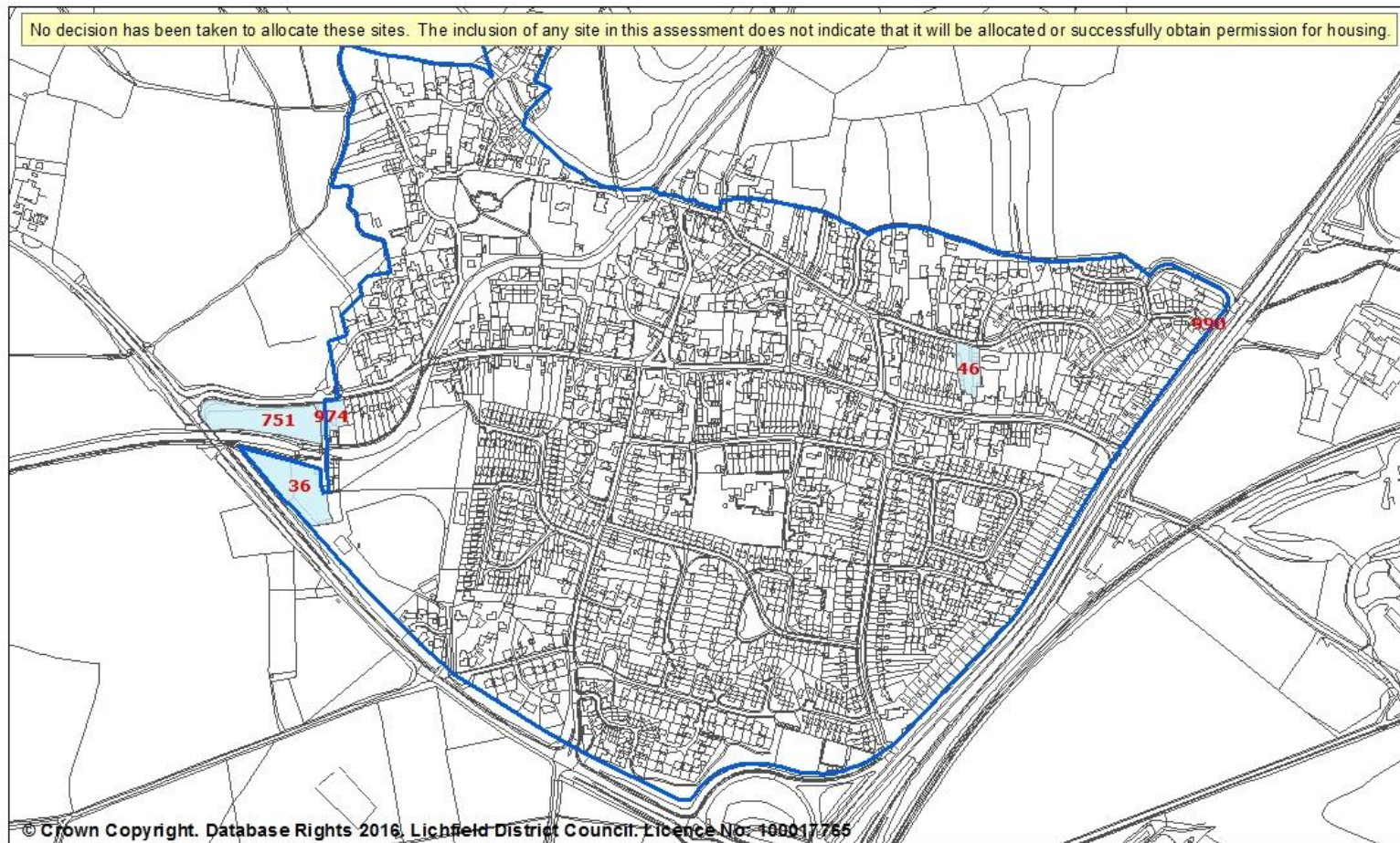
Urban capacity assessment 2016 - Fradley

■ Village settlement boundary ■ District boundary ■ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE

Lichfield
district council
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G.4 Alrewas



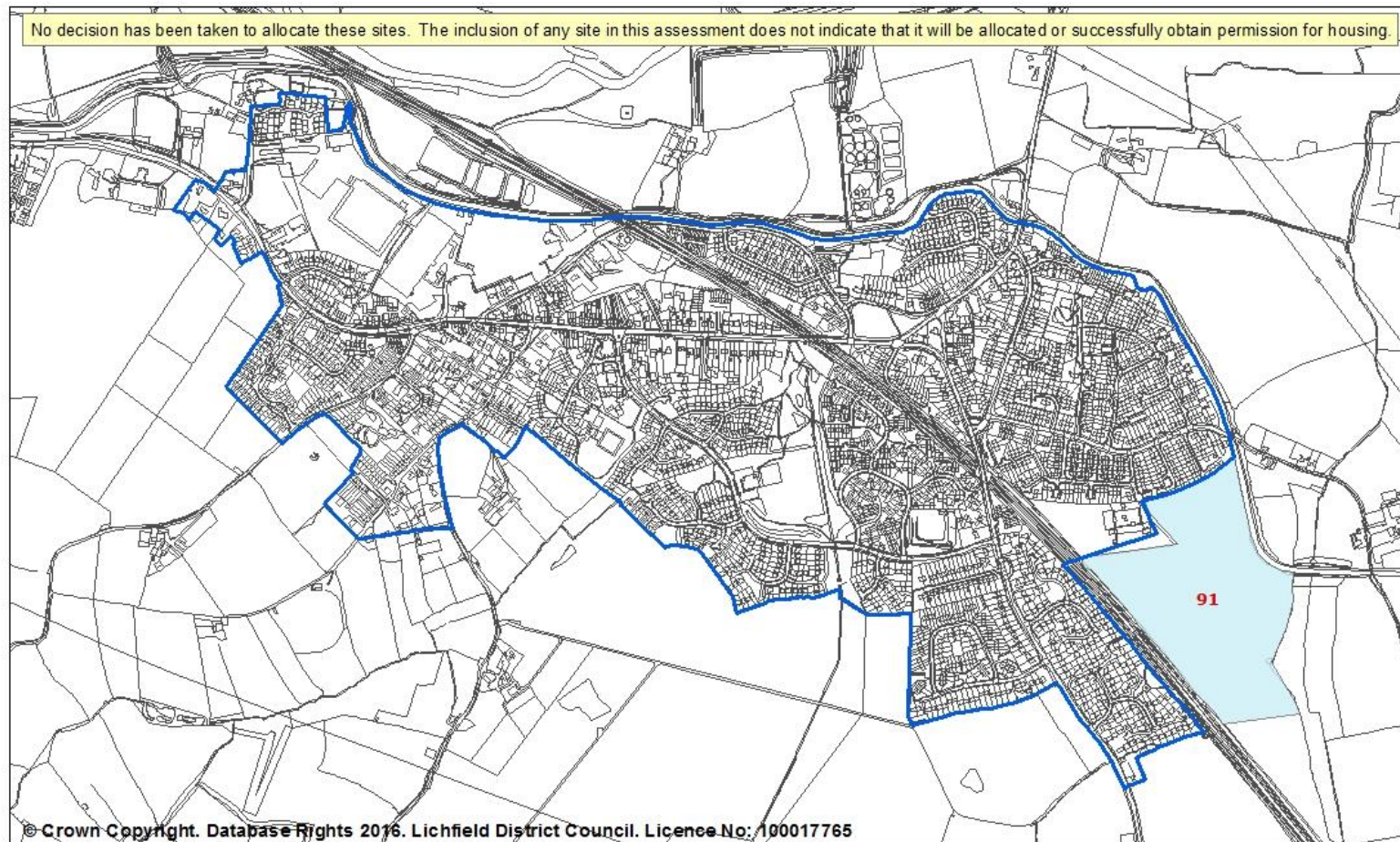
Urban capacity assessment 2016 - Alrewas

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Number SHLAA reference

NOT TO SCALE



G.5 Armitage with Handsacre



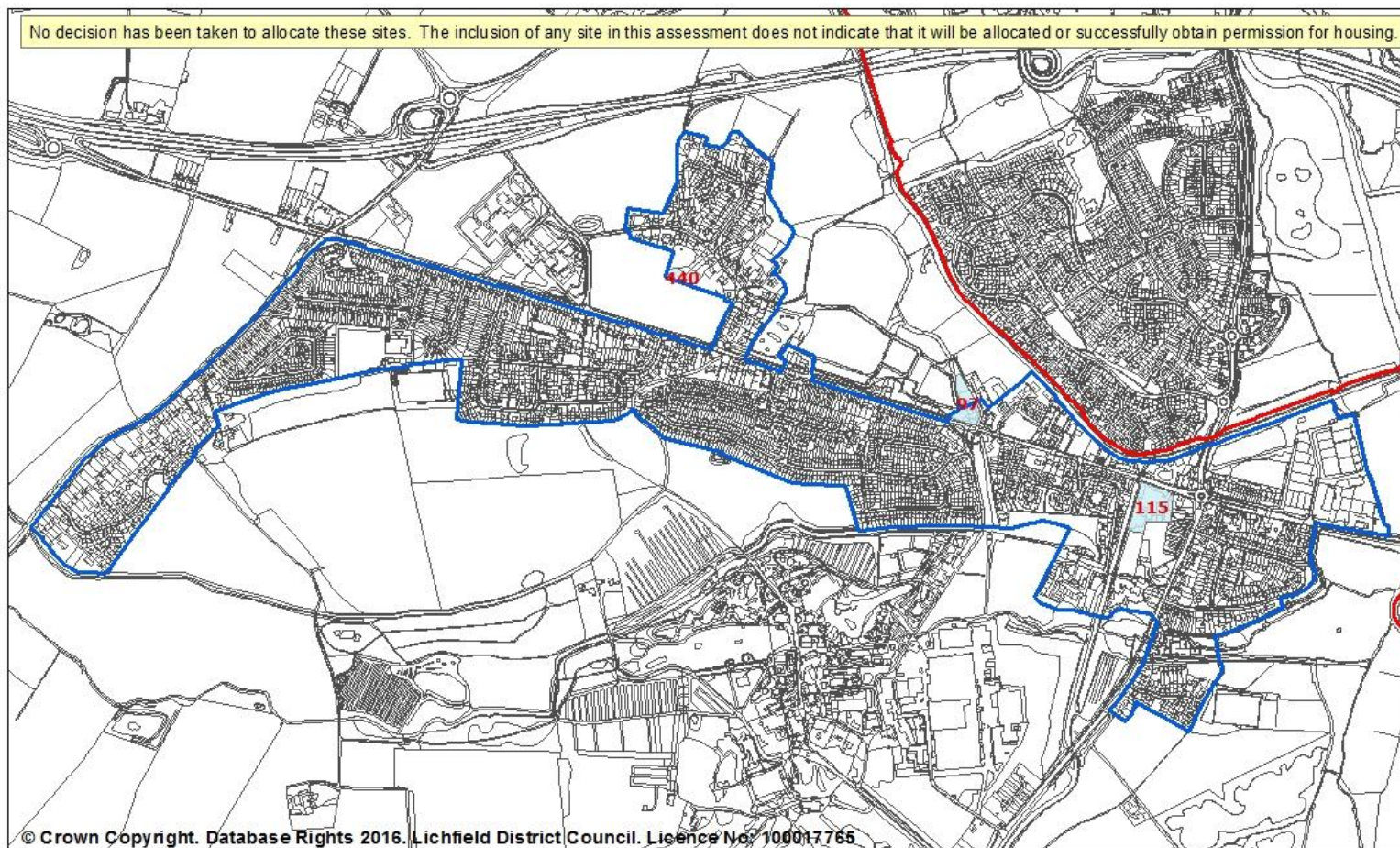
Urban capacity assessment 2016 - Armitage with Handsacre

■ Village settlement boundary ■ District boundary ■ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE

Lichfield
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G.6 Fazeley, Mile Oak & Bonehill



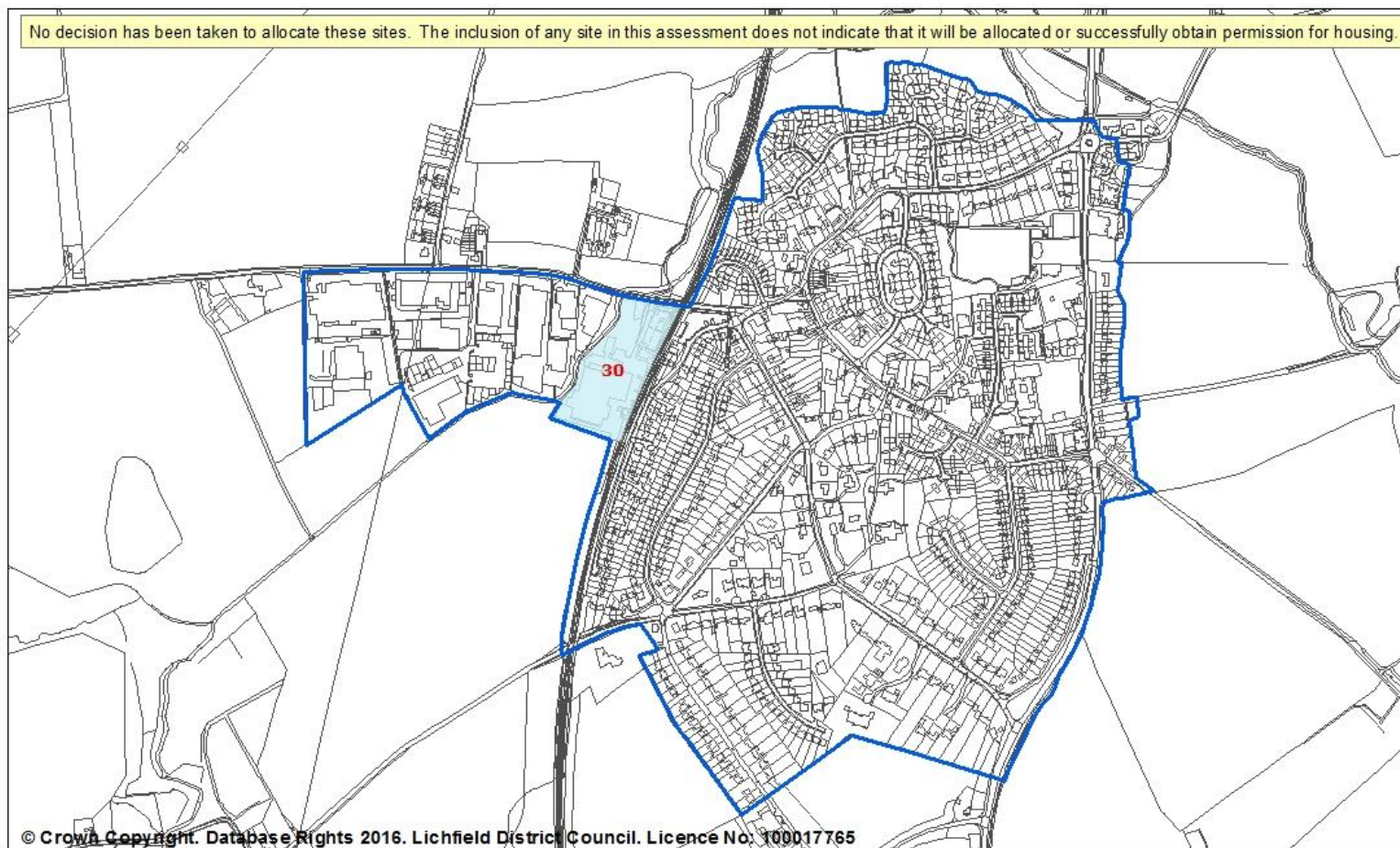
Urban capacity assessment 2016 - Fazeley, Mile Oak & Bonehill

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Number SHLAA reference

NOT TO SCALE

Lichfield
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G.8 Shenstone



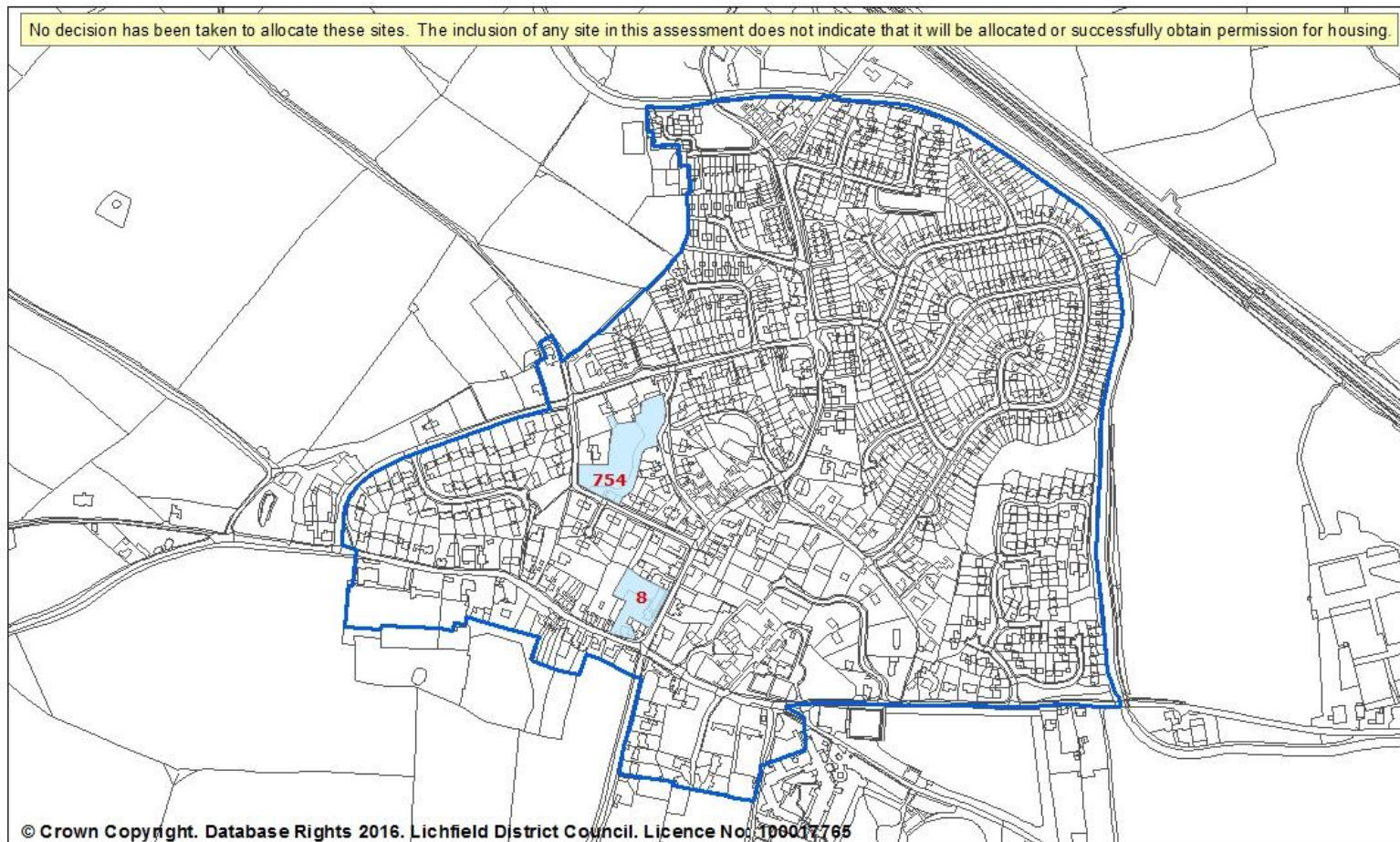
Urban capacity assessment 2016 - Shenstone

■ Village settlement boundary ■ District boundary ■ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE



G.9 Whittington



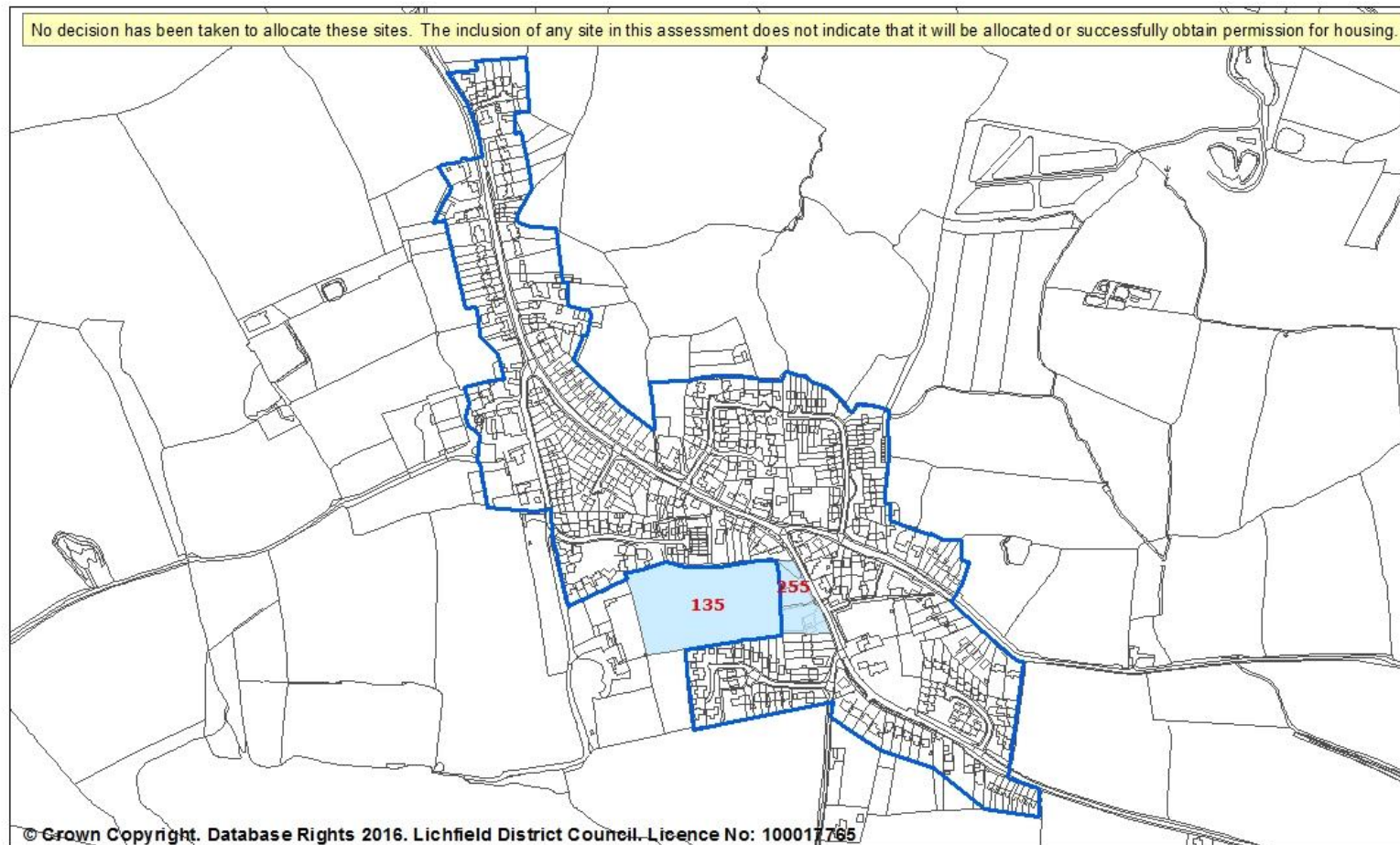
Urban capacity assessment 2016 - Whittington

□ Village settlement boundary □ District boundary □ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE

Lichfield
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G.10 Other Rural (other rural settlements with village boundaries)

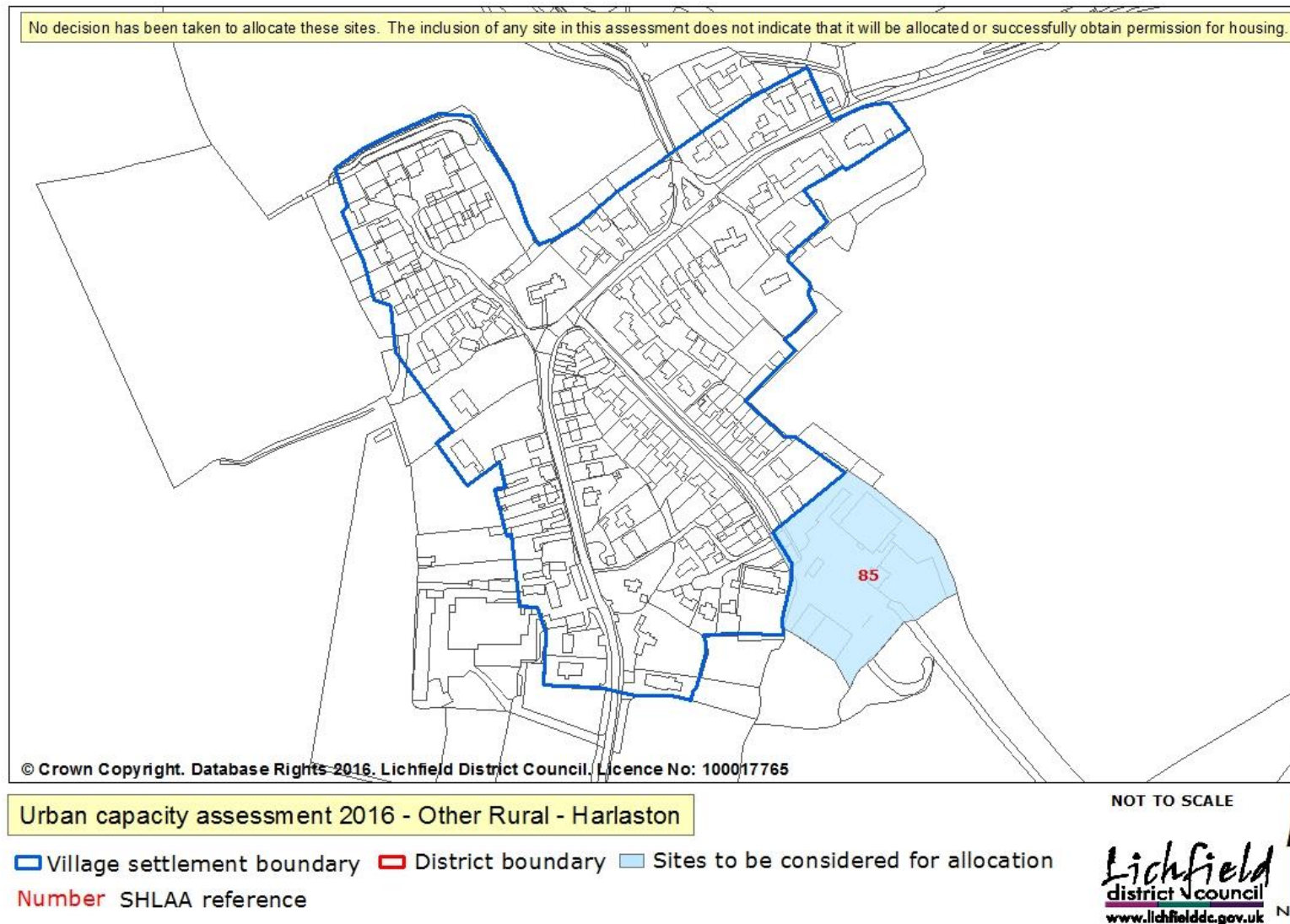


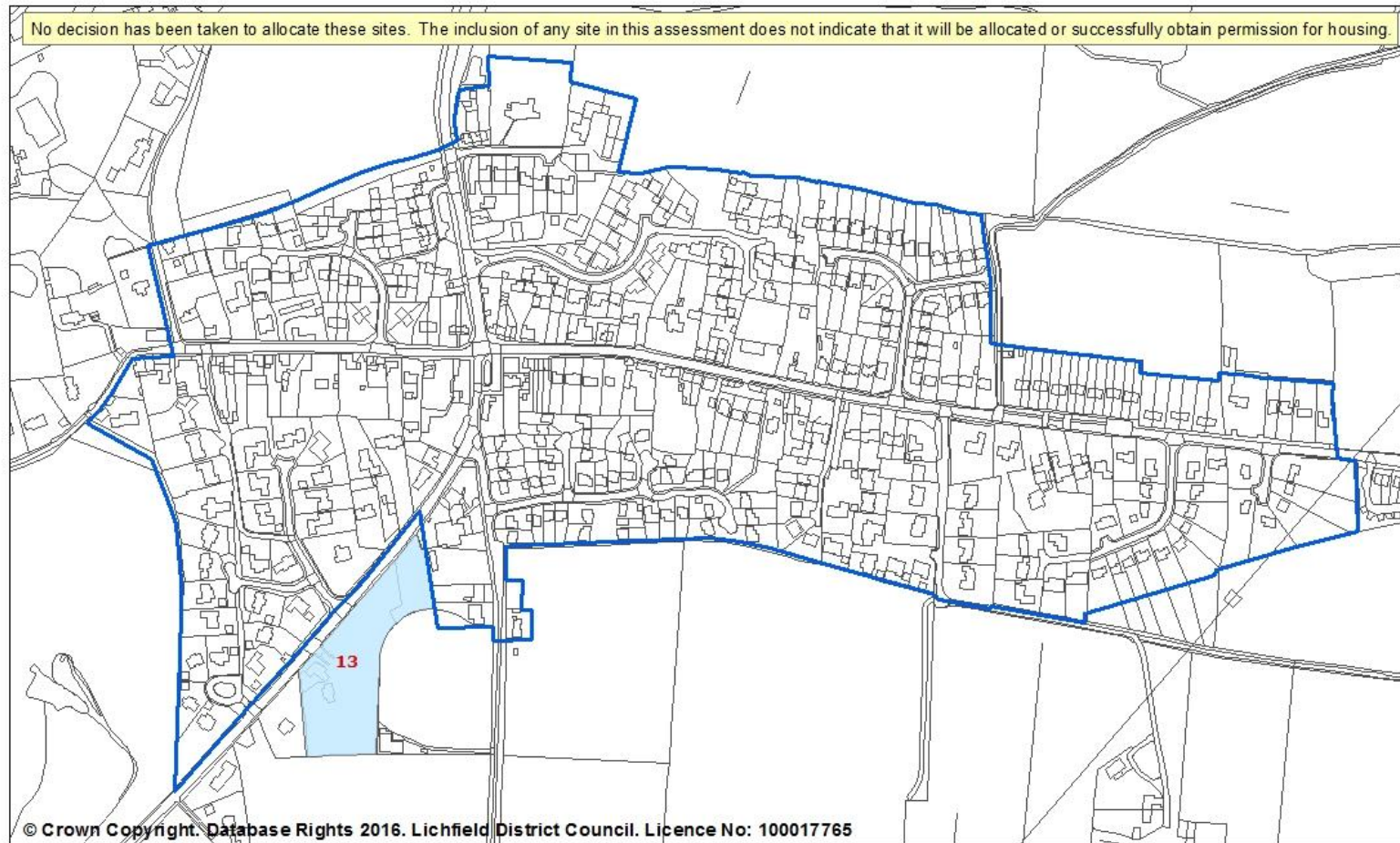
Urban capacity assessment 2016 - Other Rural - Hill Ridware

■ Village settlement boundary ■ District boundary ■ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE





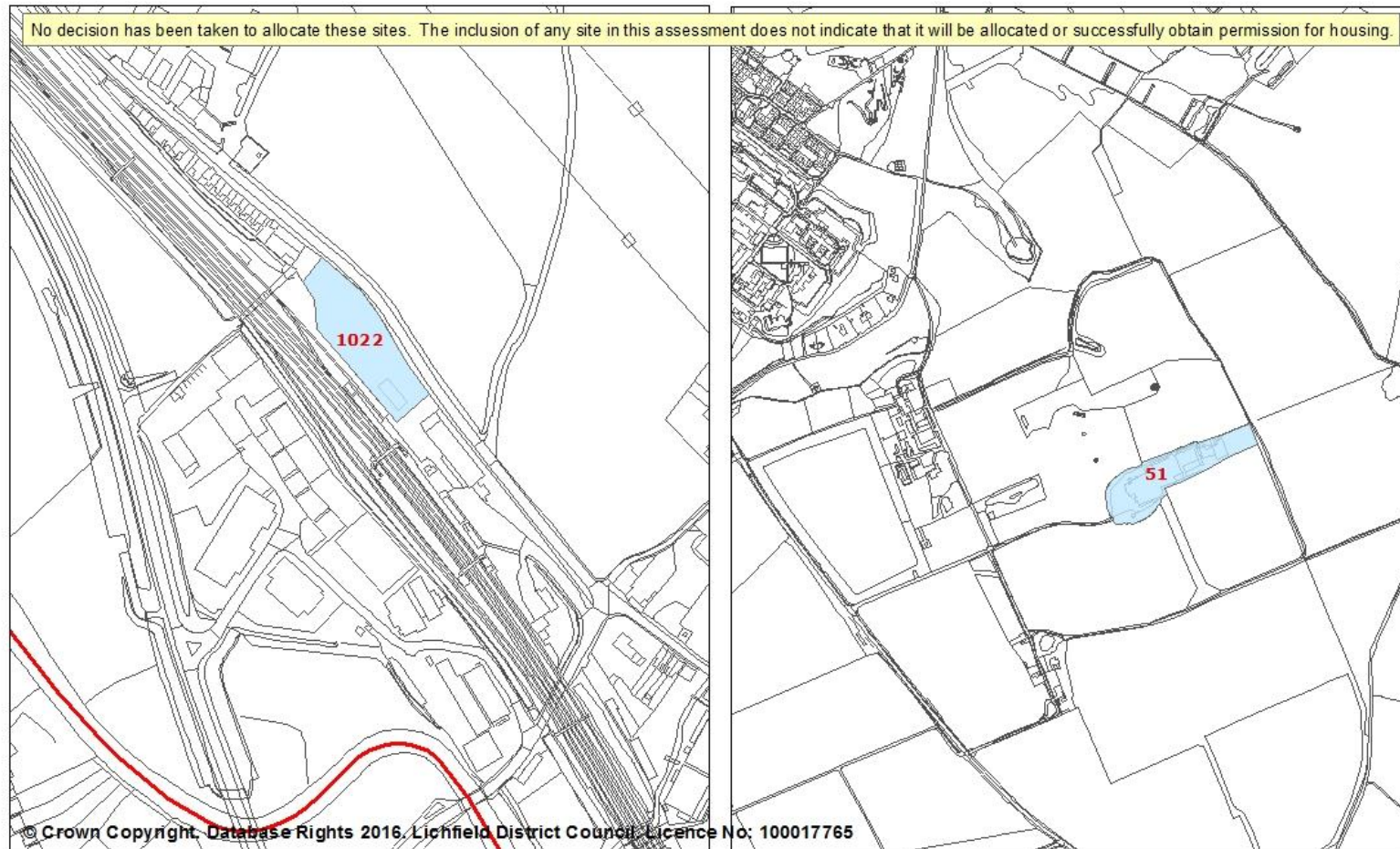


Urban capacity assessment 2016 - Other Rural - Kings Bromley

- Village settlement boundary
 - District boundary
 - Sites to be considered for allocation
- Number SHLAA reference

NOT TO SCALE



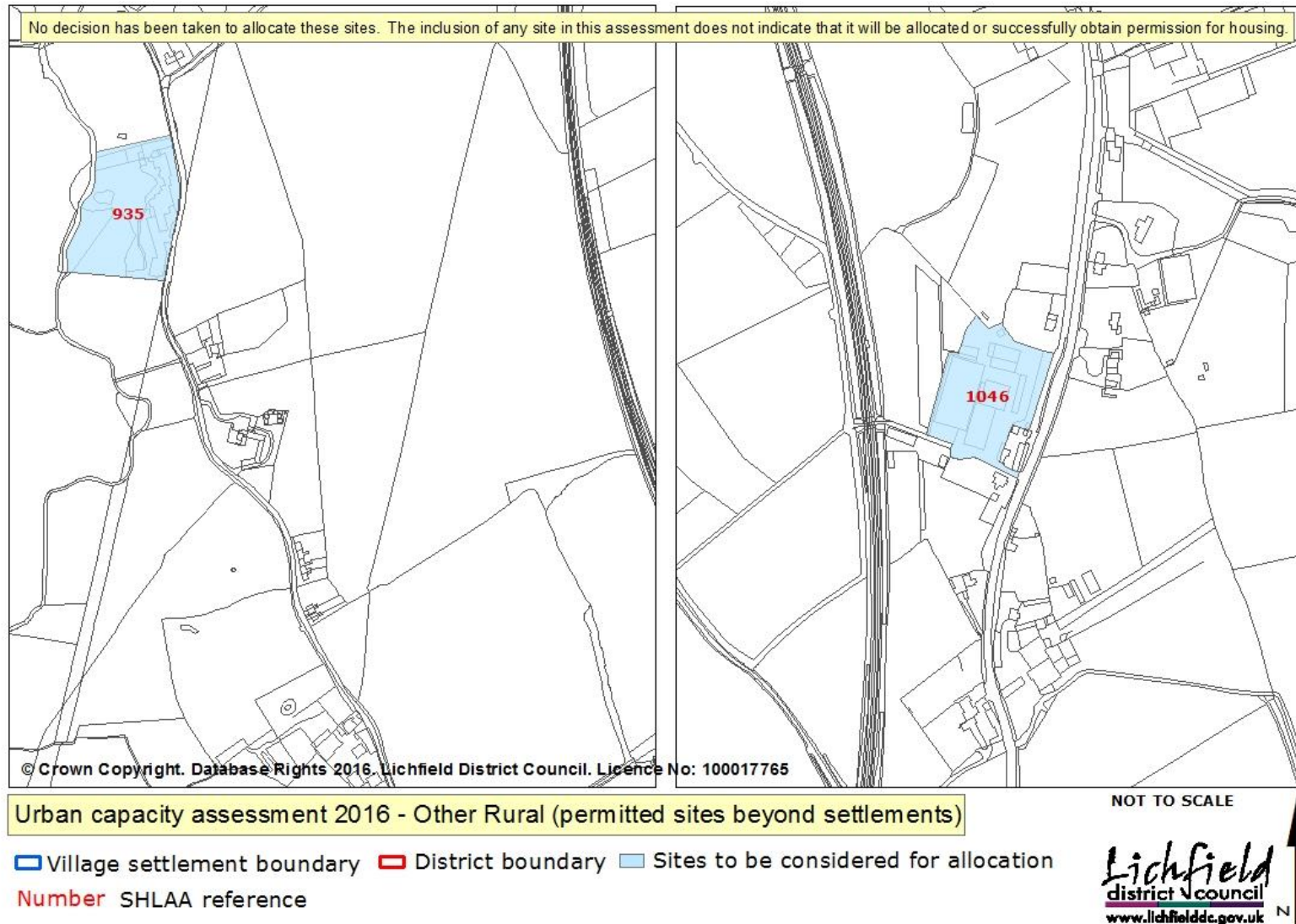


Urban capacity assessment 2016 - Other Rural (permitted sites beyond settlements)

□ Village settlement boundary □ District boundary □ Sites to be considered for allocation
Number SHLAA reference

NOT TO SCALE





Lichfield District Urban Capacity Assessment 2016 – Appendix G

