

# Housing Need & Supply Topic Paper June 2022



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## Contents

1. Introduction .....	4
2. Housing need and requirement .....	5
Introduction .....	5
Policy Context and Local Housing Need .....	5
Need arising from neighbouring areas .....	6
Apportionment of need arising from neighbouring areas and stepped trajectory .....	7
3. Housing supply .....	9
Introduction .....	9
Housing provision within the Local Plan 2040 .....	9
Housing Trajectory .....	10
Implementation timescales and build-out rate assumptions .....	13
Actual completions .....	14
Commitments (1-4 dwellings) .....	14
Completions from Local Plan Allocation sites and committed sites for 5+ dwellings .....	14
Completions from Strategic Development Allocations .....	14
Windfall allowance .....	14
Completions from Local Plan 2040 Strategic Sites .....	15
Non-implementation rate .....	16
4: Five Year Supply .....	17
Introduction .....	17
Five Year Supply based upon Local Plan 2040 .....	17
Lichfield City .....	19
Burntwood .....	21
North of Tamworth .....	23
Key rural .....	23
Other rural settlements .....	28

## 1. Introduction

- 1.1 Lichfield District Council is currently progressing a review of its Local Plan to guide development within the District from 2018 and 2040. The [Local Plan 2040](#) has now been submitted to the planning inspectorate for its Examination in Public (EiP). The purpose of this topic paper is to provide guidance in respect of the housing need and requirement set out within the Local Plan 2040, and secondly in respect of the housing supply detailed within the plan.
- 1.2 In doing so this topic paper will draw upon and refer to a number of studies which have been published as part of the evidence supporting the Local Plan 2040. These being:
- [Housing and Economic Development Needs Assessment \(HEDNA\)](#)
  - [Five Year Housing Land Supply 2020](#)
  - [Strategic Housing Land Availability Assessment \(SHLAA\) 2020 & Small Sites and Completions Schedule 2020](#)
  - [Greater Birmingham and Black Country Housing Market Area \(GBBCHMA\) Housing](#)
  - [Need and Housing Land Supply Position Statement \(July 2020\)](#)
  - [Lichfield District Council Whole Plan Viability Study \(October 2020\)](#)
- 1.3 It should be noted that the Local Plan 2040 publication document utilises data at 1 April 2020. Since that time updates to the [Five Year Housing Land Supply](#) and [SHLAA](#) have been published. However, given the base date of data within the published plan this topic will rely upon the data which was available and published at 1 April 2020.
- 1.4 The topic paper contains three sections:
- Section 2: This deals with housing need and the housing requirement set out within the Local Plan 2040.
  - Section 3: Details the housing supply detailed within the Local Plan 2040.
  - Section 4: Five Year Housing Land Supply

## 2. Housing need and requirement

### Introduction

- 2.1 This section of the topic paper summarises the evidence available in relation to the need for housing in the District across the proposed plan period from 2018 to 2040. The following evidence base documents have informed this paper:
- [Strategic Housing Land Availability Assessment \(SHLAA\) 2020](#) – this identifies a future supply of land that is suitable, available and achievable for residential development uses over the plan period.
  - [Housing and Economic Development Needs Assessment \(HEDNA\) 2020](#) – this assesses the future development needs for housing and employment across the district.
  - [Greater Birmingham and Black Country Housing Market Area \(GBBCHMA\) Housing Need and Housing Land Supply Position Statement \(July 2020\)](#)
  - [Lichfield District Council Whole Plan Viability Study \(October 2020\)](#)
  - [Lichfield District Council Five Year Housing Land Supply Paper \(August 2020\)](#).
- 2.2 [The Local Plan 2040](#) (Strategic Policy 1 and 12) sets out that Lichfield District Council will deliver a minimum of 9,727 new homes between 2008 and 2040. Delivery of this requirement is based upon a phased approach (further detail below) which will see a minimum requirement of 321 homes per year between 2018 and 2027 and 526 homes per year thereafter to 2040.
- 2.3 This statement sets out how the housing requirement within the submitted Local Plan 2040 document has been arrived at. The overall housing requirement is made up of two parts, Local Housing Need and a contribution to unmet needs from neighbouring authorities. These are considered below.

### Policy Context and Local Housing Need

- 2.4 Local plans are responsible for providing a framework for addressing housing needs and other economic, social and environmental priorities. In determining the expected minimum number of homes needed, local plan policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance. This is a requirement set out at paragraph 61 of the National Planning Policy Framework (NPPF).
- 2.5 In 2019 the Council commissioned a [Housing and Economic Development Needs Assessment](#) (most recently updated November 2020) (HEDNA) along with Tamworth District Council to respond to the national standardised methodology for calculating housing need in the two areas. To avoid duplication, this report refers to the relevant parts of the HEDNA rather than setting out the same information. The HEDNA sets out the policy context in the introduction (pages 4 and 5) and the relevant parts of national policy and guidance.
- 2.6 The HEDNA looked carefully at whether exceptional circumstances justify an alternative approach to using the standard methodology, and concluded that for Lichfield, they did not (HEDNA pg.56, 132,133).
- 2.7 The calculation for the standard method at the time of the preparation of the Local Plan 2040 resulted in a need for 321 dwellings per annum for Lichfield District. The Lichfield Local

Plan 2018 – 2040 will plan for the up to date Local Housing Need (LHN) figure of 321 dwellings per year in the plan period, or 7,062 houses over the plan period as a whole.

- 2.8 LHN can be calculated annually using the standard method. At 1 April 2022 the Local Housing Need for Lichfield District is calculated to be 329 dwellings, a slight increase of eight dwellings per annum to the 1 April 2020 figure contained within the Local Plan 2040.

### Need arising from neighbouring areas

- 2.9 NPPF paragraph 60 states that ‘In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.’
- 2.10 Lichfield District Council has taken a proactive approach to meeting neighbouring housing market need. The most recent statement of housing need related to neighbouring authorities is the [Greater Birmingham and Black Country Housing Market Area \(GBBCHMA\) Housing Need and Housing Land Supply Position Statement](#).
- 2.11 Lichfield District Council wrote to neighbouring authorities in November 2020 to confirm the discussions which had already taken place and that Lichfield’s local housing needs to 2040 could not be met on suitable non-Green Belt sites within Lichfield District. It therefore asked neighbouring authorities whether any such sites would be available to assist in meeting this need. Given the level of unmet need within the GBBCHMA it was expressed that no neighbouring authority could assist Lichfield District in delivering its need.
- 2.12 The Position Statement which had been agreed by the authorities within the GBBCHMA at the time of the Local Plan 2040’s publication (and indeed the updated addendum position statement published in late 2021) detail that there is some shortfall remaining to 2031 and beyond that a significant need is likely to be present in the HMA post 2031 onwards, in particular the Black Country Plan which is still emerging details significant unmet need in addition to that which already existed within the GBBCHMA.
- 2.13 In response to this need, which will inevitably be greater than that of purely Lichfield’s ability to supply, Lichfield District Council considered how much of the needs of neighbouring authorities it could sustainably accommodate.
- 2.14 The [Local Plan Review: Scope, Issues & Options](#) (2018) consultation included (pg.26) text regarding an emerging vision which would seek to assist with meeting HMA need. The [Local Plan Review: Preferred Options & Policy Directions](#) (2019) consultation document (pg.59 – 63) consulted on 7 options for sustainably helping with the needs of neighbouring authorities. The Preferred Options & Policy Directions document concluded that the Council should consider testing for delivering between 3,000 (Residential Growth Option 4) and 4,500 (Residential Growth Option 5) additional homes to assist in meeting unmet needs from within the housing market area.
- 2.15 Of these options, the Sustainability Appraisal of the 2019 Preferred Options & Policy Directions found ‘Residential Growth Option 4 and scored more positively when compared with the other options.’ but identified that further work needed to be undertaken to fully compare the sustainability of options. Growth Option 4 amounted to Local Housing Need with an increase of 3,000 homes to meet need in neighbouring authorities.
- 2.16 Policy OSS2 of the [Local Plan Review: Preferred Options](#) (2019) consultation developed this work further. It looked in more detail at the capacity of potential allocation sites and

emerging need in the housing market area and identified that 4,500 homes could be provided to meet the needs of neighbouring authorities, whilst ensuring that sites being allocated followed the settlement hierarchy, were sustainable in themselves, and met with the Lichfield's spatial strategy. This spatial option was guided by the updated 2019 Sustainability appraisal, which identified overall positive and neutral effects from the strategy and the sites considered (5.4 pg. 45 and 45)<sup>1</sup>

### Apportionment of need arising from neighbouring areas and stepped trajectory

- 2.17 Whilst a full assessment of unmet need in the housing market area is still ongoing, and may take a number of years to quantify, some authorities have progressed further in determining the scope and timing of when their needs arise. As discussed in paragraph 3.4 of this paper, the Black Country's identified shortfall to 2038 is 29,260 homes, with the need emerging in 2027/28. Birmingham's need, which has traditionally been of similar magnitude, has not yet been calculated but need is likely to arise post 2031.
- 2.18 In light of the information available in the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement, Lichfield has sought to take a pragmatic approach in the apportionment of assistance to neighbouring authorities to ensure that housing needs are met fairly and that the Lichfield Plan is not delayed. Therefore, since the Black Country Authorities have determined that their unmet need is to arise in 2027/28, and their need is significant – Lichfield District Council propose the assistance of 2,000 homes to be delivered within the district to meet the Black Country's needs. This is a numerical offer of assistance, and does not relate specifically to any geographical homes in the district. It means that the Black Country Authorities can progress their plan making, being certain that they can reduce their unmet need by 2,000 homes up to 2040.
- 2.19 The remaining 2,500 homes are to be split by other neighbouring authorities as needs are identified and arise. There is however an indication that some portion of this need will be required for Birmingham, and some of these homes (1,835) will be provided beyond the plan period (see para 4.5 of this report).
- 2.20 Since the first needs to be identified in the HMA (those for the Black Country) arise in 2027/28 the Lichfield District Council trajectory will include a 'step' during this period of the plan period. Between 2018 and 2027 (9 Years) the district will plan for the LHN housing target figure of 321 homes pa (2,889 in total). Post 2027 – 2040 (13 years) the district will have an increased housing target of 526 homes per year. This is worked out as 4,500 (the total contribution to the HMA as outlined in the Preferred Option) ÷ 22 years (the original plan period of 2018 – 2040) = 205. Then 321 + 205 = 526. The 526 annual housing target will remain from 2027/28 to the end of the plan period 2040 (6,838 in total).
- 2.21 Because the need in neighbouring authorities is arising later in the plan period than was considered in the Preferred Option Consultation, the contribution to this need also starts later. This means that in the 13 years in which the contribution is to be made 2665 homes will be delivered, with 2,000 to be attributed to the Black Country Authorities. The remaining

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<sup>1</sup> <https://www.lichfielddc.gov.uk/downloads/file/1366/local-plan-review-preferred-options-sustainability-appraisal>

665 homes delivered to meet HMA needs within the plan period will be split between other HMA authorities.

- 2.22 This capping of the contribution to 205 homes per year post 2027 is in line with previous annual housing delivery figures for the authority<sup>2</sup>, and taking into account that by the end of 2027 larger strategic allocations such as North of Lichfield will be releasing homes onto the market. It also takes into account any lag or recession in housing development that may occur as a result of COVID19 or Brexit.
- 2.23 Taking into account the above, within the plan period, the amount of housing which should be provided for is **9,727 dwellings**.

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<sup>2</sup> Between 2016 and 2020 the average housing delivery per year was 590 homes



### 3. Housing supply

#### Introduction

- 3.1 This section of the topic paper will provide detail in respect of the housing supply of the Local Plan 2040. It draws upon published information and data from the Council's Local Plan evidence base which has informed the submission version of the Local Plan 2040.

#### Housing provision within the Local Plan 2040

- 3.2 Strategic Policy 12: Housing provision (SP12) within the [Local Plan 2040](#) sets out the detail in respect of the housing requirement (as discussed in section 2) and the supply of sites to deliver this requirement.
- 3.3 Table 7 within the Local Plan 2040 (replicated below) sets out the supply of sites to deliver the housing requirement. The supply consists of three broad categories of supply. These are:
- Net completed dwellings (1 April 2018 to 31 March 2020): This includes all dwellings completed by settlement within the settlement hierarchy. Details of completions on a site by site and year by year basis are included within the Small Sites & Completions Schedule which accompanies each edition of the SHLAA.
  - Committee supply of dwellings (at 1 April 2020): This includes all sites which currently benefit from planning permission (as set out within the Five Year Housing Land Supply 2020, SHLAA and Small Site and Completion Schedule) and those sites which have been allocated through the adopted Local Plan and are proposed to be 'saved' through the Local Plan 2040 (as detailed at Appendix D, Schedules 2 and 3 of the submission document).
  - Strategic Housing Allocations: This includes supply from the four proposed strategic allocations within the submission document.

*Table 7: Housing delivery*

<i>Settlement</i>	<i>Net completed dwellings (1 April 2018 to 31 March 2020)</i>	<i>Committed supply of dwellings (at 1 April 2020)</i>	<i>Strategic housing allocations</i>	<i>Total</i>
<i>Lichfield city</i>	<i>741</i>	<i>3304</i>	<i>3300</i>	<i>7345</i>
<i>Burntwood</i>	<i>172</i>	<i>400</i>	<i>0</i>	<i>572</i>
<i>East of Rangeley</i>	<i>0</i>	<i>800</i>	<i>0</i>	<i>800</i>
<i>North of Tamworth</i>	<i>83</i>	<i>1000</i>	<i>0</i>	<i>1083</i>
<i>Alrewas</i>	<i>-8</i>	<i>169</i>	<i>0</i>	<i>161</i>
<i>Armitage with Handsacre</i>	<i>-4</i>	<i>204</i>	<i>0</i>	<i>200</i>
<i>Fazeley, Mile Oak &amp; Bonehill</i>	<i>7</i>	<i>130</i>	<i>800</i>	<i>937</i>
<i>Fradley</i>	<i>189</i>	<i>966</i>	<i>500</i>	<i>1655</i>
<i>Shenstone</i>	<i>0</i>	<i>55</i>	<i>0</i>	<i>55</i>
<i>Whittington</i>	<i>1</i>	<i>20</i>	<i>75</i>	<i>96</i>
<i>Other rural</i>	<i>140</i>	<i>262</i>	<i>0</i>	<i>402</i>
<i>Total</i>	<i>1321</i>	<i>7310</i>	<i>4675</i>	<i>13,306</i>

- 3.4 Table 7 identifies that a potential supply of 13,306 has been identified to meet the plan's housing requirement. This is 3,579 (36.7%) dwellings in excess of the minimum requirement

if 9,727 homes identified within Strategic Policies 1 and 12. Appendix A of the submission document includes a housing trajectory which sets out anticipated housing delivery across the plan period.

- 3.5 This buffer is provided to ensure that the housing supply identified within the Local Plan 2040 is sufficiently flexible across the plan period to take account of a range of circumstances where sites may not come forward as anticipated. It should be noted that the total figure in Table 7 does not take account of a number of 'discounts' which the detailed trajectory includes. These are set out in the following sections.

### Housing Trajectory

- 3.6 Appendix A of the Local Plan 2040 provides a detailed housing trajectory (replicated below). This details delivery from all sources of housing supply across the plan period. Table 1 (below) provides the figures behind the housing trajectory.
- 3.7 The trajectory and table 1 detail the anticipated delivery of approximately 12,500 dwellings. This number differs from the total at Table 7 within the Local Plan for a number of reasons:
- As set out at paragraph 12.6 of the Local Plan 2040 and reflected in the trajectory at A of the same document the trajectory does not assume full delivery of the 3,300 dwellings from the North of Lichfield Strategic Housing Allocation to be delivered by 2040. It assumes that 2,200 dwellings are deliverable within the plan period with the remaining 1,100 dwellings beyond 2040.
  - A 5% non-implementation rate is applied to housing supply to reflect local evidence on the non-implementation of consented schemes (further detail below).
  - Demolition/conversions away from residential rate is applied. Within the first five years this is based upon committed schemes and thereafter an annual average of 10 dwellings per year are discounted (further detail below).

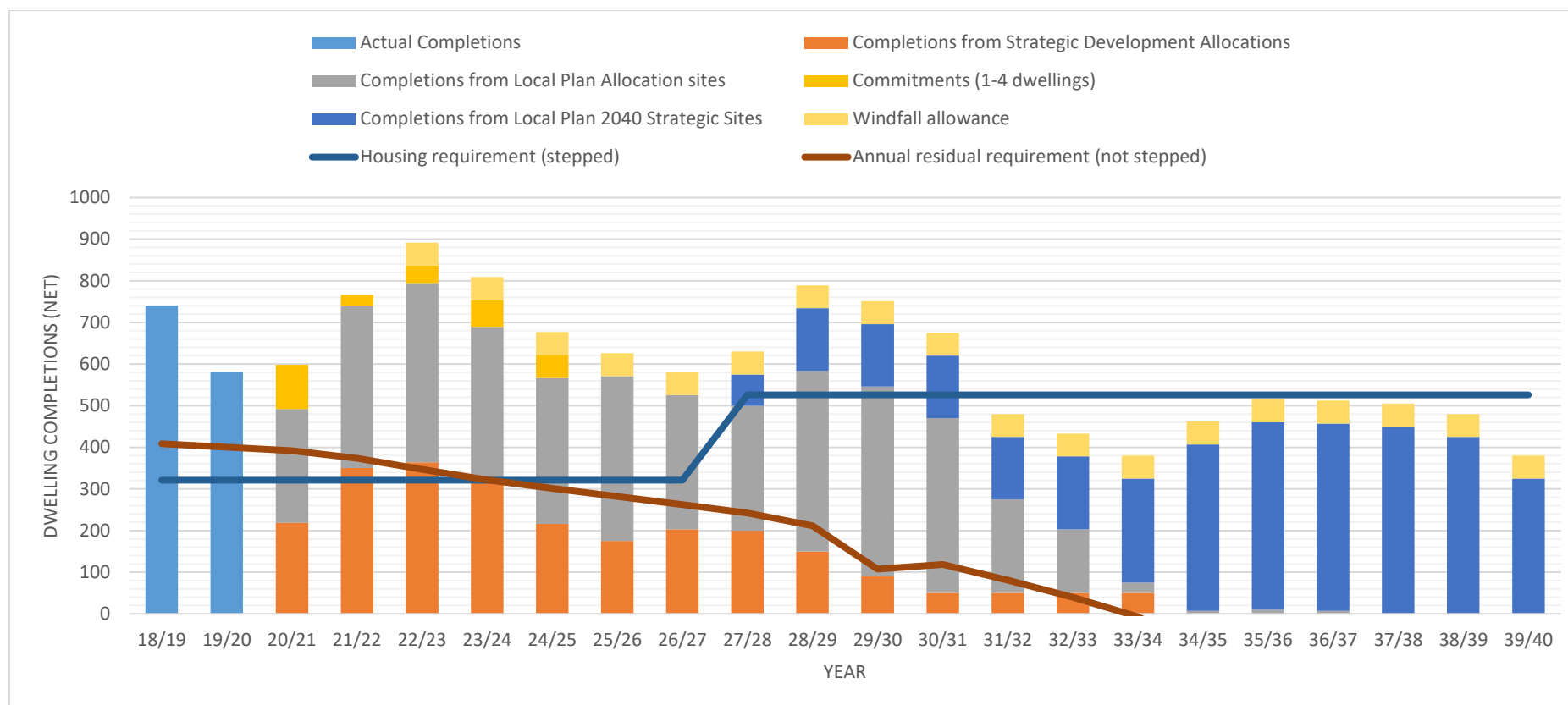


Table 1: Detailed Housing Trajectory

	Five Year Supply																					
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Actual Completions (Gross)	766	625																				
Committed supply (1-4 dwellings)			106	27	42	65	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Plan Allocations sites and committed sites for 5+ dwellings			273	389	431	364	350	396	322	300	434	456	420	225	153	25	7	10	7	0	0	0
Strategic Development Allocations (SDAs)			219	350	364	325	216	175	203	200	150	90	50	50	50	50	0	0	0	0	0	0
Windfalls Allowance					55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55
Proposed Local Plan 2040 allocations			0	0	0	0	0	0	0	75	150	150	150	150	175	250	400	450	450	450	425	325
Annual Gross Completions			598	766	892	809	677	626	580	555	639	751	675	480	433	380	462	515	512	505	480	380
Non-implementation rate (5%) taken off committed supply and windfalls and LPA allocations			19	21	26	24	23	23	19	18	24	26	24	14	10	4	3	3	3	3	3	3
Annual Demolitions & Conversions Away	26	44	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
TOTAL NET DWELLINGS	740	581	571	737	858	777	646	593	551	527	605	715	641	456	413	366	449	502	499	492	467	367
TOTAL CUMULATIVE NET DWELLINGS	740	1,321	1,892	2,629	3,487	4,264	4,910	5,503	6,054	6,581	7,186	7,901	8,543	8,999	9,411	9,777	10,226	10,728	11,227	11,719	12,186	12,554

3.8 Table 1 (above) provides detail of the breakdown of the supply within the trajectory as follows:

- Actual completions – completions recorded between 1 April 2018 and 31 March 2020 as set out in the Small Sites and Completions Schedule.
- Completions from Local Plan Allocation sites – anticipated delivery from sites allocated within the Local Plan Allocations document and sites of 5 or more (net) dwellings which have extant planning permission.
- Completions from Local Plan 2040 Strategic Sites – anticipated delivery from the Strategic Housing Allocations within the proposed Local Plan 2040.
- Completions from Strategic Development Allocations – anticipated delivery from the Strategic Development Allocations from the Local Plan Strategy (where these have not yet been completed).
- Commitments (1-4 dwellings): Anticipated supply from sites with extant planning permission for between 1 and 4 dwellings.
- Windfall allowance: An annual windfall allowance of 55 dwellings per annum to reflect local evidence on the delivery of windfall developments.

#### Implementation timescales and build-out rate assumptions

3.9 The trajectory utilises a number of assumptions (set out within the SHLAA section 3) in order to determine the implementation timescales for a site and the build-out rate which can be anticipated. As detailed within the SHLAA these assumptions are based upon local evidence, guidance from stakeholders involved in the delivery of homes (see detail on SHLAA panel in SHLAA methodology).

##### *Implementation timescales:*

3.10 Paragraph 3.25 of the SHLAA 2021 details the assumptions used in respect of the minimum lead in time to the implementation of a site within the trajectory. The table below is extracted from the SHLAA and details the assumptions used.

Planning status	Major developments (10+ dwellings)	Minor developments (up to 10 dwellings)
Sites with extant planning permission	2 years to implementation from grant of planning permission <sup>3</sup>	1 year to implementation from grant of planning permission
Sites without planning permission	3 years to implementation	2 years to implementation

##### *Buildout rates:*

3.11 Paragraphs 3.26 to 3.29 of the SHLAA 2021 detail the assumptions used in respect of estimated the build out rates for sites within the trajectory. These are as follows:

- Up to 25 dwellings completed in the first year of building (per developer);
- Maximum of 50 dwellings per year for a single developer;

<sup>3</sup> Includes resolution to grant planning permission subject to legal agreement where it is considered this will be signed at an appropriate time to enable implementation within the timeframe.

- Sites up to 250 dwellings – assume one developer (50 dwellings per annum);
- Sites of 251 to 500 dwellings – assume 2 developers (2 x 50 dwellings per annum);
- Sites of 501 or more dwellings – assume 3 developers (3x 50 dwellings per annum); and
- Assume a ceiling of 150 dwellings per annum for all sites (unless sufficient evidence provided to the contrary).

3.12 The following sections will describe each element of the trajectory and supply and utilised the methodology set out within the SHLAA and Five year Supply documents including the assumptions described above.

### Actual completions

3.13 Completions recorded within the first two years of the plan period (1 April 2018 to 31 March 2020) are set out within Appendix A of the [Small Site and Completions Schedule](#) which accompanies the SHLAA 2020. This provides a site by site breakdown of completions since 2016 (two years before the proposed plan period).

3.14 This schedule is updated on an annual basis alongside the SHLAA. The 2021 documents have been published. However the base date of 2020 is used for data within the submitted plan.

### Commitments (1-4 dwellings)

3.15 The anticipated delivery from sites with the benefit of planning permission which will deliver between 1 and 4 net dwellings. Detail of the dwellings within this category for the first five years of the plan period are set out at Appendix A of this topic paper.

### Completions from Local Plan Allocation sites and committed sites for 5+ dwellings

3.16 The anticipated delivery from sites allocated within the Local Plan Allocations document (and saved within the Appendix to the Local Plan 2040 and sites with planning permission for 5 or more dwellings. Detail of the dwellings within this category for the first five years of the plan period are set out at Appendix A of this topic paper.

### Completions from Strategic Development Allocations

3.17 Anticipated delivery from the Strategic Development Allocations (SDAs) from the adopted Local Plan Strategy. Detail of the dwellings within this category for the first five years of the plan period are set out at Appendix A of this topic paper.

### Windfall allowance

3.18 Paragraph 71 of the NPPF enables authorities to include a windfall rate within housing supply where there is 'compelling evidence' that such a source has historically contributed. Stage 3 of the SHLAA methodology sets out the historic evidence which demonstrates that a windfall allowance of 55 dwellings per annum is considered to be robust.

The SHLAA 2021 states:

*“The current local plan includes a windfall allowance of 55 dwellings per annum. This represents a cautious approach based upon evidence within earlier editions of the SHLAA and the Urban Capacity Assessment undertaken in 2016. This windfall allowance was considered to be appropriate by the inspector undertaking the examination of the Local Plan Allocations document.*

*Table 3 [within the SHLAA] sets summarises the number of homes delivered each year on windfall sites, those sites delivering 1-4 dwellings.*

**Table 3: Windfall assessment**

Year	Completed on sites for 1-4 dwellings	Completed on sites for 1-4 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
2016/2017	82	82
2017/2018	62	62
2018/2019	36	36
2019/2020	39	39
2020/2021	82	82
Average per annum	64.5	57

*Table 3 [within the SHLAA] demonstrates that homes have consistently been delivered from windfall sites since the start of the plan period at an average of 64.5 dwellings each year. The annual average decreases to 57 dwellings if the significantly higher figure from 2008/09 is removed. It is considered that the windfall allowance of 55 dwellings per annum used within the local plan represents a robust but cautious allowance to be included within supply calculations.”*

- 3.19 It should be noted that the windfall allowance reflects sites which are not yet known/without permission which come forward on a year by year basis. For this reason so such allowance is included within the first two years of the five year period to reflect the assumed build out rates (see build out rate assumptions above).

#### Completions from Local Plan 2040 Strategic Sites

- 3.20 The Local Plan 2040 identifies four strategic housing allocations. The anticipated delivery of these across the plan period and reflected in the trajectory is as follows:

- 3.21 SHA1: Land north of Lichfield – total delivery within plan period 2225 dwellings:

- 2027/28 – 75 dwellings
- 2028/29 – 150 dwellings
- 2029/30 – 150 dwellings
- 2030/31 – 150 dwellings
- 2031/32 – 150 dwellings
- 2032/33 – 150 dwellings
- 2033/34 – 200 dwellings
- 2034/35 – 200 dwellings

- 2035/36 – 200 dwellings
- 2036/37 – 200 dwellings
- 2037/38 – 200 dwellings
- 2038/39 – 200 dwellings
- 2039/40 – 200 dwellings

3.22 SHA2: Land at Fazeley

- 2034/35 – 75 dwellings
- 2035/36 – 150 dwellings
- 2036/37 -150 dwellings
- 2037/38 – 150 dwellings
- 2038/39 -150 dwellings
- 2039/40 – 125 dwellings

3.23 SHA3: Land at Fradley

- 2032/33 – 25 dwellings
- 2033/34 – 100 dwellings
- 2034/35 – 100 dwellings
- 2035/36 – 100 dwellings
- 2036/37 – 100 dwellings
- 2037/38 – 100 dwellings
- 2038/39 – 75 dwellings

3.24 SHA4: Land at Whittington

- 2032/33 – 25 dwellings
- 2033/34 – 25 dwellings
- 2034/35 – 25 dwellings

3.25 It should be noted that the Local Plan 2040 does not include strict phasing, as such the delivery set out above is an estimate.

### Non-implementation rate

3.26 The trajectory includes a 5% discount to supply to be delivered from committed supply (1-4 dwellings, windfall allowance and Local Plan Allocations document sites. The purpose of the discount is to take account of the anticipated lapse rate in planning permissions. Paragraph 3.23 of the Five Year Supply 2021 document sets out the justification for the 5% non-implementation rate.



## 4: Five Year Supply

### Introduction

- 4.1 Paragraph 74 of the NPPF sets out that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing requirements set out in adopted strategic policies.
- 4.2 The Council published its latest [five year housing land supply in 2021](#). The document sets out the methodology (including housing delivery test result – Lichfield District passes so a 5% buffer is added to the five year requirement) and detailed trajectory of sites which demonstrates there is currently a five year supply of housing land in Lichfield District when assessed against the relevant housing requirement.
- 4.3 Paragraph 74 of the NPPF makes clear that the housing requirement set out within the adopted local plan should be used as the basis of the five year supply calculation where the local plan is less than five years old. The Local Plan Strategy was adopted in February 2015 and as such is now in excess of five years old. Where the local plan is in excess of five years old then the five year supply should be calculated against its Local Housing Need (LHN) which is calculated using the standard method which is set out within the Planning Practice Guidance.
- 4.4 The Five Year Supply 2021 uses the LHN of 303 dwellings calculated at the time of its publication. As noted above the LHN for Lichfield District is currently 329 dwellings. This increase would not materially affect the fact that Lichfield District can demonstrate it has a five year supply.

### Five Year Supply based upon Local Plan 2040

- 4.5 The below section provides the five year supply calculation using the methodology set out in the five year supply 2021 and based upon the trajectory at table 1 and the housing requirement in the Local Plan 2040.

Calculation the five year requirement	
Local Plan 2040 annual requirement = 321 dwellings per annum	
Five year requirement $(321 \times 5) = 1,605$	
Five year requirement with 5% buffer $((321 \times 5) + 80) = 1,685$	
Annual requirement with 5% buffer $(1,685 \div 5) = 337$	

Row	Source of dwellings	Total yield
<b>A</b>	Committed supply (1-4 dwellings)	296
<b>B</b>	Committed supply (5+ dwellings) <i>(including allocations)</i>	1807
<b>C</b>	Strategic Development Allocations (SDAs)	1474

Row	Source of dwellings	Total yield
<b>D</b>	Windfall allowance (55 dwellings per annum)	165
<b>D1</b>	Gross deliverable capacity (A+B+C+D)	3742
<b>E</b>	Non implementation rate (5%) taken off committed supply, windfalls ( <i>not including SDAs</i> )	113
<b>F</b>	Demolitions/conversions away from residential to be removed from supply	40
<b>G</b>	Net deliverable capacity in five year period (D1 – (E+F))	3589

Lichfield District five year supply
Net deliverable capacity in five year period ÷ annual requirement + 5% buffer = $3589 \div 337 = 10.6$
Local Plan 2040 five year supply at 1 April 2020 = 10.6 years

- 4.6 The calculation demonstrates that there is a five year supply of housing land in the district at based upon the position within the Local Plan 2040. Detail for sites contained within the five year supply can be found at Appendix A of this topic paper.

## Appendix A: Schedule of sites (first five years)

## Lichfield City

			Status	Site Capacity Remaining (Gross)	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Small site schedule ID (SS ID)	Completions													
	Completions								270	267	342	425	420	354
	Committed supply (1-4 dwellings)													
303		25 Burton Road	PPF	2		2					2			
288		Lombard Street, 10	PPF	2										2
472		Brownsfield Rd, Adj 9,	UC	1		1				1				
496		Beacon Street, 149-151,	PPF	1			1					1		
Replacement dwelling (RD)		Borrowcop Lane, 44	UC	1			1			1				
512		Bore Street, 19	UC	1			1			1				
710		Friday Acre, 27, Lichfield	UC	1		1				1				
681		St John Street, rear of St John's House	UC	1			1			1				
533		Market Street, 18	PPF	2			2			2				
560		Brownsfield Road, 48	PPF	1		1				1				
566		Beacon Street, 67-79	UC	3			3			3				
585		Upper St John Street, 81B	PPF	1		1						1		
599		Claypit Lane, Deanslade Farm	UC	1		1				1				
602		Gaiafields Road, 22	PPF	2		2							2	
603		Anglesey Road, 1, land adj	UC	1		1				1				
605		Beacon Street, land rear 149-151	PPF	4		4								4
628		Easter Hill, land to the rear, Christchurch Lane	PPF	1		1						1		
629		Dimbles Lane, 17	PPF	1		1						1		
RD		Burton Road, land off (Anchor side bungalows)	PPF	3	3		3			3				
617		Upper St John Street, 255	PPF	1		1						1		

619		Beacon Street, 16	PPF	1		1							1	
621		Trent Valley Road, 43	PPF	1		1							1	
637		Station Road, Mr Tyre Ltd	PPF	1			1					1		
647		Marsh Lane, Berry Hills Stables	PPF	1		1						1		
657		The Close, 9	PPF	1			1							1
704		Burton Road, 141, The Anchor PH	UC	4			4			4				
661		Netherstowe Lane, Netherstowe House	PPF	2			2							2
665		Beacon Park, Gardners Cottage	UC	1			1			1				
671		Trent Valley Road, 103	PPF	3	1		3							3
680		Chester Close, Yew Tree Lodge	PPF	1			1							1
RD		Gaiafields Road, 15	UC	1						1				
RD		Upper St John Street, Crossways	PPF	1	1		1						1	
RD		Borrowcop Lane, 47	PPF	1	1		1							1
RD		Tamworth Road, The Cottage	PPF	1	1		1							1
SHLAA ID	LPA Ref	Sub Total:		51	7			0	0	22	2	7	5	15
		Local Plan Allocations sites and sites with permission 5+ dwellings												
135	L1	Beaconsfield House		27			27							
293	L2	Streethay SDA extension		200		200								
15	L5	Land off Limburg Avenue and Sainte Foy Avenue & Land at The Whytmore	UC	27					7	20				
67 & 68			UC	157		184			52	30	50	25		
37	L6	St Chads House, Cross Keys	PPF	12			12							12
141	L7	Former Day Nursery, Scotch Orchard	PPF	27			27			25	2			
196	L8	Former St Michaels Playing Fields, Deans Croft		9		9								
308	L9	Land off Burton Road (East), Streethay		20		20								
79	L10	Land off Burton Road, Streethay		38			38							
25		St Johns Street, St John's Hospital		18										
47	L16	Former Windmill Public House, Grange Lane	PPF	12			12							12
49	L17	Land to the rear of The Greyhound PH, Upper St John Street	PPF	8			8							8
46	L19	Angel Croft	UC	7			7			7				
238	L20	Land at Rosaries		9		9								
139	L21	Hawthorn House, Hawthorn Close		19			19							

44	L22	Former Regal Cinema (former Kwik Save), Tamworth Street	UC	38			38			38				
117	L23	Land off Cherry Orchard		9			9							
133	L24	Trent Valley Buffer Depot, Burton Road		50			50							
50	L25	41 Cherry Orchard (Humpty Dumpty)	UC	7			7				7			
108	L26	Land at Birmingham Road	PPF	92	2		92							
255	L27	Former Norgren site, Eastern Avenue	PPF	70			70					25	45	
43	L29	The Works, Quonians Lane		47			47							
323	L31	Land at Davidson Road	PPF	6			6				6			
319			PPO	6			6						6	
332		St Michaels Road, St Michaels Church Hall	UC	6			6			6				
335		Rotten Row & Aiden's Court	UC	29			29				25	4		
329		Station Road, Bridge House	PPF	14			14						14	
363		Claypit Lane, land at Deanslade Farm	PPF	7		7								7
249	OR7	Land at Watery Lane	PPO	750							50	150	150	150
SHLAAID	LPA Ref	Sub Total:		1721	2	422	475	0	59	126	140	204	215	189
		Strategic Housing Allocations (SDAs)												
85	SDA	South Lichfield SDA	PPO	281	1	450								41
		South Lichfield SDA (Phase 1)	PPF	169		169				10	50	50	50	9
94	SDA	East of Lichfield (Streethay) SDA - Phase 3	UC	309		309		14	131	75	75	14		
		East of Lichfield (Streethay) SDA -Phase 2	UC	87		87		48	34	3				
		East of Lichfield (Streethay) SDA -H6	UC	77		77			46	31				
97	SDA	Deans Slade SDA	PPF	475		475					75	150	150	100
26	SDA	Cricket Lane SDA	DELIVERABLE	450		450								
365		Cricket Lane SDA - Tamworth Road, land south of	PPO	28		28								
		Sub Total:		1876	1			62	211	119	200	214	200	150

## Burntwood

			Status	Site Capacity Remaining (Gross)	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
SSID		Completions												
		Completions		365	4				11	74	82	99	54	28
		Committed supply (1-4 dwellings)												
721		Rake Hill, 13	UC	3		3	1			3				
451		Farewell Lane, land adj 24	PPF	2		2				2				
705		Cannock Rd, 154, Springhill Medical Centre	UC	1						1				
506		Rake Hill, 7	UC	5		4	1			5				
668		Cannock Road, 152 (former Doctors surgery)	UC	2		2				2				
556		Norton Lane, 46	UC	1		1				1				
558		Church Road, 62	PPF	1		1						1		
586		Springhill Road, 88	PPF	2	1	1	1				2			
588		High Street, land between 14a & 22	PPF	1		1					1			
590		Hunslet Road, land rear 156	UC	1		1					1			
600		North Road, land adj 4	PPF	1			1					1		
622		Bridge Cross Road, 124	PPF	1		1							1	
651		Oak Lane, 93	PPF	1		1						1		
729		A&J business park, New Road	PPF	2			2						2	
733		High Street, land adj 14A	PPF	1		1							1	
730		Bramble Lane, land off	PPF	1		1							1	
688		Cannock Road, 90	UC	3		4	1		2	3				
RD		Thorpe Street, 45	PPF	1	1								1	
RD		Rangeley Road, Coney Lodge Farmhouse	PPF	1	1		1							1
660		Holly Grove Lane	PPF	1		1								1
664		High Street, 90	PPF	1			1							1
675		North Street, 22, Boney Hay Working Mens Club	PPF	3		3								3
			PPF	1		1								1
678		Leam Drive, 25	PPF	2		2							2	
679		Grange Avenue, 2	PPF	1		1								1

SHLAA ID	LPA ID	Sub Total:		40	0			0	2	17	4	3	8	8
		Local Plan Allocations sites and sites with permission 5+ dwellings												
116	B2	82-84 Queen Street (Acorn Garage)	UC	14			14			14				
5	B3	Maple Close		32			32							
91	B4	Land at Mount Road/New Road	PPF	95			95				28	46	21	
174	B7	Land South of Cannock Road	UC	27			27		9	18				
142	B8	Cottage of Content PH, Queen Street		10			10							
316	B10	Land off Milestone Way	UC	150			150			25	50	50	25	
158	B13	Bridge Cross Garage	PPO	14			14							14
270	B19	Chorley Road, Boney Hay Concrete Works		7			7							
242		High Street, land rear 161-167	PPF	6			6							6
SHLAA ID	LPA ID	Sub Total:		355				0	9	57	78	96	46	20
		Strategic Development Allocation												
Sub Total:														

## North of Tamworth

									Five Year Supply				
SHLAA Site ID	LPA ID		STATUS	Site Capacity	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
		Completions											
		Completions					0	0	0	0	0	0	100
		Local Plan Allocations sites and sites with permission 5+ dwellings											
80	NT1	Arkall Farm	PPO	1000	1000								100
		Sub Total:		1000			0	0	0	0	0	0	100

## Key rural

Fradley			Status	Site Capacity (Gross)	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
		<b>Completions</b>												
		Completions						101	41	127	188	154		
<b>SS ID</b>	<b>LPA ID</b>	<b>Committed supply (1-4 dwellings)</b>												
616		Church Farm, Church Lane	PPF	1		1				1				
638		Church Lane, Elford Cottage, 26	PPO	1		1							1	
636		Dunmore Hay Lane, The Cottage	PPF	4		4						4		
365		Forrester Close, Pumping Station	UC	1			1			1				
		Sub Total:		7				0	0	2	0	4	1	0
<b>SHLAA ID</b>		<b>Local Plan Allocations sites and sites with permission 5+ dwellings</b>												
104	F1	Bridge Farm, Fradley	UC	63		63				25	38			
333		Old Hall Lane, Old Hall Farm	PPF	5		5							5	
		Sub Total:		63				0	0	25	38	0	5	0
		<b>Strategic Development Allocations</b>												
	SDA	Fradley Airfield												
	SDA	Fradley Airfield Phase 1	UC	216			216	101	6	2				
252	SDA	Fradley Airfield Phase 2	UC	374					35	73	75	75	75	41
28	SDA	Land at Hay End Lane	PPF	250		250				25	75	75	50	25
140	SDA	Land east of Gorse Lane	PPOs106	300			300							
		Sub Total:		1140				101	41	100	150	150	125	66

Fazeley			Status	Site Capacity	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	<b>LPA ID</b>	<b>Completions</b>												



		Completions			1			0	0	1	4	1	6	10
<b>SS ID</b>		<b>Committed supply (1-4 dwellings)</b>												
RD		Sutton Road, 153	UC	1		1				1				
594		Lichfield Street, Nurses Cottage	PPF	1		1						1		
608		Coleshill Road, 5	PPF	1									1	
728		Woodfield Close, Lichfield Street	PPO	5	1	5							5	
654		Coleshill Street, 6	PPF	4		4								4
662		Lichfield Street, 355	PPF	1										1
11		The Green, 20	PPO	4		3	1				4			
		Sub Total:		17				0	0	1	4	1	6	5
<b>SHLAA ID</b>		<b>Local Plan Allocations sites and sites with permission 5+ dwellings</b>												
89	FZ2	Tolsons Mill, Lichfield Street	PPF	102		102								
194	FZ3	14 The Green	DELIVERABLE	7		7								
364		Lichfield Street, Methodist Church Workshop	PPF	5		5								5
		Sub Total:		114				0	0	0	0	0	0	5

Armitage with Handsacre			Status	Site Capacity (Gross)	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
		Completions												
		Completions						2	1	31	50	50	50	28
<b>SS ID</b>	<b>LPA ID</b>	<b>Committed supply (1-4 dwellings)</b>												
644		New Road, 34	PPF	5	4	5				5				
597, 699, 700		Hood Lane, 1	UC	4		2	1	2	1	1				
655		Tuppenhurst Lane, 77	PPF	1		1								1

674		St Barbaras Road, 6	PPF	2		2								2
SHLAA ID		Sub Total:		12	4			2	1	6	0	0	0	3
		Local Plan Allocations sites and sites with permission 5+ dwellings												
69	AH1	Spode Avenue, Adj, Hayes Meadow School	UC	57	1					25	32			
			PPO	143							18	50	50	25
		Sub Total:			1			0	0	25	50	50	50	25

Alrewas			Status	Site Capacity REMAINING	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Completions														
		Completions						0	0	26	75	65	4	1
SS ID	LPA ID	Committed supply (1-4 dwellings)												
716		Mill End Lane, land adj 50	UC	1		1				1				
630		Mill End Lane, Alderhay	PPF	1		1							1	
640		Fox Lane, 15	PPF	3	1	2	1						3	
589		Mickleholme Drive, 26	PPF	1		1						1		
667		Oakfield Road, 8	PPF	1		1								1
		Sub Total:		7	1			0	0	1	0	1	4	1
SHLAA ID		Local Plan Allocations sites and sites with permission 5+ dwellings												
22	A2	Land north of Dark Lane, Alrewas	UC	121		121				25	50	46		
285	A4	Kings Bromley Rd, Jaipur Cottage	Developable	6			6							
18		Anson Road, land at	UC	43	20	43					25	18		
		Sub Total:		170				0	0	25	75	64	0	0

Shenstone			Status	Site Capacity	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	LPA ID	Completions												
		Completions			9			0	0	0	0	2	1	3
SS ID		Committed supply (1-4 dwellings)												
635		St Johns Hill, 48	PPF	2	1	1	1					2		
RD		Court Drive, 5	PPF	1	1		1						1	
RD		Church Road, 7	PPF	1	1		1							1
RD		Lincoln Croft, 22	PPF	1	1		1							1
RD		Pinfold Hill, 62	PPF	1	1		1							1
		Sub Total:		6	5			0	0	0	0	2	1	3
SHLAA ID		Local Plan Allocations sites and sites with permission 5+ dwellings												
24	S1	Land at Lynn Lane, (Neighbourhood Plan Allocation)	Deliverable	50										
		Sub Total:		50				0	0	0	0	0	0	0

Whittington			Status	Site Capacity	Demolitions	Greenfield	Brownfield	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	LPA ID	Completions												
		Completions						0	0	1	8	0	0	1
SS ID		Committed supply (1-4 dwellings)												
703		Blacksmith Lane, 9-11	UC	1		1				1				
669		Cloister Walk, 14	PPF	1		1								1
		Sub Total:		1				0	0	1	0	0	0	1
SHLAA ID		Local Plan Allocations sites and sites with permission 5+ dwellings												
6	W2	Whittington Youth Centre	PPF	8			8				8			
229	W3	Land at Chapel Lane & Blacksmith Lane	DELIVERABLE	10		10								

		Sub Total:		18				0	0	0	8	0	0	0
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## Other rural settlements

	SHLA A ID	LPA ID	Site name/address	Remainin g Yield	Statu s	Demolition s	Greenfield	Brownfield	2018/1 9	2019/2 0	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5
Local Plan Allocations sites and sites with permission 5+ dwellings															
	64	H1	Fish Pits Farm, Harlaston	15	UC			24		9	15				
	42	OR 1	Tamworth Rd., Packington Hall, Whittington	28	UC			28						28	
	271	OR 3	Footherley Lane, Footherley Hall	26	UC		26								
	29		The Shrubbery, land at	25	PPO								12	13	
	327		Birmingham Road, 263, Shenstone Wood End	7	PPF		7							7	
	334		Drayton Lane, Cranebrook	5	PPF		5						5		
	361		Lynn Lane, Lynn Lane Farm	6	PPF		6								6
	362		Lea Lane, Lea Hall Farmhouse	5	PPF		5								5
Subtotal:									0	9	15	0	17	48	11
Committed supply (1-4 dwellings)															
	SS ID														
Clifton Campv	713		Main Street, 114-116	1	UC		1				1				
	RD		Coppice Lane, 9	1	PPF		1						1		
Edingale	639		Croxall Road, Joes Cottage	1	PPF		1							1	
Elford	598		The Square, Drey House	1	PPF								1		

	658	Croft Close, 27	1	PPF		1								1
	RD	The Shrubbery, The Woodlands	1	PPF	1		1						1	
Hammerwich	546	Burntwood Road, Appletree Farm	1	PPF									1	
	642	Hall Lane, Hammerwich	1	PPF			1						1	
Haughton	632	Main Road, St Joseph's Covenant	2	PPF			2							2
Hopwas	673	Lichfield Road, Waterside Bungalow	1	PPF		1								1
Hill Ridware	643	Hawkhurst Drive, land between 22 and 24	1	PPF	1								1	
	623	Uttoxeter Road, 73	1	PPF		1							1	
Kings B	715	Manor Road, 1, The Old Forge	1	UC			1			1				
	714	Manor Park, Manor Croft	3	UC		3				3				
	444	Manor Walk, Tree Tops	1	PPF		1							1	
	480	Manor Walk, land adj Tree Tops	1	UC		1				1				
Little Aston	722	Melbourne House, Roman Lane	1	UC		1	1			1				
	707	Cornerways, land adj	1	UC		1				1				
	717	Newick Avenue, Rear of 27	1	UC		1				1				
	625	Thornhill Road, 58	3	UC			3				3			
	681	Woodside Drive, land at	1	UC		1							1	
	587	Squirrel Walk, Birch Lodge	2	PPF	1	1	1					2		
	RD	Hardwick Road, 37	1	PPF	1		1						1	
	RD	Endswood Drive, Isha Lodge	1	UC			1			1				
	RD	Roman Park, Romani, 8	1	PPF	1		1						1	
	RD	Roman Road, Ross Holme	1	PPF	1		1						1	

	RD		Squirrel Walk, 20, Jalna	1	PPF	1								1
	RD		Roman Park, 2, Treetops	1	UC			1			1			
Upper Longdon														
	604		Sunny Corner, land to north	1	UC		1				1			
	690		Upper Way, Land between 81-93	1	UC		2			1	1			
Wigginton														
	634		Main Road, Hill Top Cottage	1	UC		1					1		
	432		Brereton Hill Road, Wishing Well Garage	4	UC			4			4			
	RD		Blithbury Road, Longacre Farm	1	UC		1				1			
	702		Stoneywell Lane, Benbrook Farm	1	UC		1				1			
	718		Newlands Ln., Barn at Lower Newlands Farm, Blithbury	1	UC		1				1			
	479		Fox Lane, Elmhurst Hall Farm, Elmhurst	3	PPF		3						3	
	486		Cross in Hand Ln., Ashmore Brook, The granary, Farewell	1	UC		1				1			
	508		Uttoxeter Rd., Priory Farm, Blithbury	4	PPF		4					4		
	511		Rough Park Lane, Fawley Farm, Hamstall Ridware	1	UC		1				1			
	514		Horse Lane, Beaudesert Park Farm,	1	UC		1				1			
	720		Pipe Lane, Pipe Farm	1	UC		1				1			
	531		Hay Lane, land at Longdon Green	1	UC		1				1			
	596		Hay Lane, Broomfield Barn	1	UC		1					1		
	539		Hadley Gate Lane, Hadley Gate Farm	1	PPF		1						1	

	557	Lichfield Road, Wharf Farm, Riley Hill	1	PPF		1						1		
	711	Hollow Lane, Bank Top View	1	UC		1				1				
	709	Fox Lane, Elmhurst Village Hall	1	UC			1			1				
	RD	Lower Lane, Orchard Cottage	1	PPF	1		1						1	
	593	Moor Lane, Lake Cottage, Stockwell heath	1	PPF		1						1		
	575	Newlands Lane, Wayside, Stockwell Heath	1	PPF		1					1			
	RD	Grange Lane, Swallow Farm, Elmhurst	1	UC			1			1				
	RD	Bellamour Way, Cedar Cottage	1	UC		1					1			
	RD	Padbury Lane, Padbury Lane Farm	1	PPF		1								1
	613	Newlands Lane, Sherracop, Stockwell Heath	2	PPF		2							2	
	614	Stafford Road, Lynncroft Villa	1	PPF		1							1	
	631	Kings Bromley Lane, Glebe Farm	1	PPF		1							1	
	649	Cowhill Lane, Lavender House	1	PPF		1							1	
	653	Godwins Lane, Blithbury Farm (2)	1	PPF		1							1	
	732	Dark Lane. Dark Lane Farm	1	PPF		1							1	
	710	Wood End Lane, barn at Wood End Farm	1	UC		1				1				
	705	Church Hill, Cherry Orchard Farm	1	UC		1				1				
	731	Cross in Hand Lane, Ashmore Brook (2)	1	PPF		1							1	
	592	Blithbury Road, Colton Mill Farm, Colton (2)	1	PPF		1						1		

	578	Rangeley Road, Spode Cottage	1	PPF			1					1		
	RD	High Street, Timbers, Longdon	1	UC						1				
	RD	Cowhill Lane, Blackheath Farm	1	PPF		1					1			
	RD	Footherley Lane, Footherley Cottages	4	UC			4			4				
	708	Fisherwick Road, The Woodshed, Tamhorn Park farm	1	UC		1				1				
	712	Lynn Lane, Former Sewage treatment	1	UC		1				1				
	441	Birmingham Road, 176	1	UC			2			1				
	717	Tamworth Road, Ingley Hill Farm (Barns)	1	UC		1				1				
	485	Drayton Lane, Waste Transfer Station, Drayton Bassett	3	UC			3		1	2				
	503	Fisherwick Road, The Dairy Annexe	3	UC		3				3				
	529	Main Rad, Haunton Manor Farm	1	PPF		1				1				
	532	Plantation Lane, Mile Oak Farm	1	PPF		1						1		
	541	Springhill Farm, Walsall Road, Muckley Corner	2	UC		2				2				
	550	Moor Lane, Footherley Farm	2	UC		2					2			
	719	Packington Lane, barn at	1	UC						1				
	564	Fisherwick Road, Holly Cottage	1	UC		1				1				
	724	School Lane, The Villa, Hints	1	UC		1				1				
	573	Lynn Lane, Dairy Farmhouse	1	UC		1				1				
	591	Lysways Lane, Hanch Farm	3	PPF		3						3		
	313	Tamworth Road, Hollybank	1	PPF		1							1	



	RD	Flats Lane, 22, Weeford	1	PPF		1					1		
	RD	School Lane, Hints Croft	1	PPF			1						1
	RD	Mill Lane, 3, Aldridge	1	UC			1			1			
	RD	Ashby Road, Brookside, Tamworth	1	PPF	1		1					1	
	RD	Chester Road, 19	1	PPF	1		1					1	
	RD	Tamworth Road, Common Barn Farm	1	UC		1						1	
	RD	Lichfield Road, Rosa Mundi	1	UC			1						1
	RD	Birmingham Road, Sabaar Lodge	1	PPF	1		1						1
	RD	Tewnalls Lane, Sunnyside	1	PPF	1		1						1
	569	Little Hay Lane, land south of	1	PPF		1				1			
	576	Fisherwick Road, Fisherwick Park Farm	2	PPF		2				2			
	579	Shaw Lane, Spinney Nurseries, Hanch	2	PPF		2					2		
	580	Catersfield Lane, Catersfield Lane Farm	1	PPF		1				1			
	577	Mill Lane, Glebefields	1	PPF		1					1		
	584	Carroway Head, Coppice Cottage	1	PPF		1					1		
	611	Bangley Lane, The Hovel, Hints	1	PPF		1						1	
	612	Portway Lane, Portway Farm	1	PPF		1						1	
	620	Broad Lane, Kings Orchard Marina	1	PPF		1						1	
	624	Brockhurst Lane, The Boathouse	1	PPF		1						1	
	626	Watling Street, land south of	1	PPF		1						1	
	633	Ashcroft Lane, Grange Farm, Wall	1	PPF		1						1	

	641	Boat Lane, Little Oaks Farm, Muckley Corner	3	PPF		3							3	
	645	Manor Lane, Manor Farmhouse	4	PPF	1	3	1						4	
	646	Manor Lane, Threshing Barn	1	PPF		1							1	
	650	Lichfield Road, 395, Edial Farm Cottage	1	PPF		1							1	
	474	Lichfield Road, Edial House Farm, Edial	3	PPF		3								3
	654	Tamworth Road, New Buildings Road	2	PPF		2						2		
	658	Lyseways Lane, Hanch Farm (2)	1	PPF		1							1	
	723	School Lane, Home Farm, Hints	2	UC		2				2				
	734	Lysways Lane, Hanch Farm	1	PPF		1								1
	663	Pipe Lane, Pipe Lane Farm	2	PPF		2								2
	666	Main Road, Fish Pits Barn	1	PPF		1								1
	672	Hill Top, Hill Top Farm	1	PPF		1								1
	676	Birmingham Road, 26, adj Derry Farm	1	PPF		1								1
	677	Pipe Lane, Hall Farm	1	PPF		1								1
	595	Grange Lane, 1, The White House	1	PPF		1						1		
RD		Pool Road, Highfields farm house	1	UC			1			1				
					Subtotal:			0	2	56	17	24	40	20