

Five Year Housing Land Supply 2023
Lichfield District Council

July 2023

This page is intentionally blank.

If you need this document in another format, such as large print, please call Lichfield District Council on 01543 308000 and ask to speak to the Spatial policy and Delivery team or email developmentplans@lichfielddc.gov.uk.

Contents

1. Introduction	5
2. Methodology.....	6
National guidance: deliverability, availability, achievability	6
Five year supply methodology	7
Housing requirement and gypsy and traveller site requirement	7
Determining the deliverability of a site	8
Dealing with past under-supply	10
Supply buffer and the housing delivery test.....	10
Windfall allowance.....	10
Non-implementation rate	11
3. The five year supply of deliverable housing land.....	12
4. The five year supply of gypsy and traveller sites	15
Appendix A: Record of lapsed planning permissions.....	17
Appendix B: Schedule of sites forming five-year housing land supply	20
Appendix C: Deliverable site evidence.....	38
Appendix D: Housing trajectory	40
Appendix E: Schedule of sites forming five-year gypsy and traveller supply	41
Appendix F: Local Housing Need.....	42

1. Introduction

- 1.1 This document provides the latest five-year housing land supply position for Lichfield District (at 1st April 2023). The Five Year Housing Land Supply 2023 has been published alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Employment Land Availability Assessment](#) (ELAA) and [Authority Monitoring Report](#) (AMR) as part of Lichfield District Council's suite of monitoring documents.
- 1.2 The [National Planning Policy Framework](#) (NPPF) was revised in 2021. 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.
- 1.3 Local authorities are also required to demonstrate a five year housing land supply in relation to their gypsy, travellers and travelling show people requirements ([Planning policy for traveller sites august 2015](#) paragraph 10).
- 1.4 This paper sets out an assessment of whether there is a five-year supply of deliverable housing land and gypsy and traveller sites in Lichfield District for the period of April 2023 - March 2028. This assessment sets out the current supply positions in Lichfield District on 1 April 2023.

2. Methodology

National guidance: deliverability, availability, achievability

3.1 The [National Planning Policy Framework](#) (NPPF) (Paragraph 74) requires local authorities to identify and update annually a supply of specific sites sufficient to provide a minimum of five years' worth of housing against their housing requirements. Such requirements should be set out within an adopted local plan or against an authority's local housing need where strategic policies are more than five years old. The supply of sites should include an additional buffer:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planning supply.

3.2 Paragraph 75 of the NPPF makes clear that a five year supply with an appropriate buffer can be demonstrated where it has been established in a recently adopted plan or in a subsequent annual position statement.

3.3 The [Planning Policy for Traveller Sites](#) (PPTS) was published in August 2015 and provides detailed national policy in relation to the provision of sites for gypsies and travellers. Paragraph 10 of the PPTS requires authorities to identify a five year supply of sites against their locally set targets in much the same way as is required with housing land.

3.4 The NPPF defines what is required for sites to be considered deliverable within its glossary and states that:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- *Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on a site within five years.*

3.5 The [Planning Practice Guidance](#) (Paragraph 007 ID: 68-007-20190722) provides further clarification on sites which can be considered to be deliverable and the evidence which will

be required to demonstrate that completions from sites with outline planning permission for major development, permission in principle, allocated in development plan or identified on a brownfield register. Such evidence may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

3.6 With regards to pitches/sites to meet gypsy and traveller needs the definitions of deliverable and developable are slightly different and is contained within the PTTs at paragraph 10 footnote 4. The definition is as follows:

“To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”

“To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”

Five year supply methodology

3.7 The NPPF requires local planning authorities to demonstrate five years housing supply of deliverable sites with an additional buffer. The following section will set out the methodology used by the district council in calculating its housing land supply position. This approach conforms to national policy and guidance.

Housing requirement and gypsy and traveller site requirement

3.8 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. The LHN for the District is 333 dwellings per annum (This calculation is set out at [Appendix F](#)). The LHN is lower than the housing requirement figure set out in the adopted Local Plan Strategy. The adopted local plan seeks to deliver 10,030 dwellings between 2008 and 2029. This equates to an annual requirement of 478 (inclusive of 500 homes to meet the needs of Tamworth borough council and 500 to meet the needs of Cannock Chase district council).

- 3.9 With regards to sites to accommodate for the needs of gypsies and travellers the adopted local plan seeks to deliver 14 residential pitches and 5 transit pitches within the plan period. This will be the requirement that is used for the purposes of the five year supply calculation.

Determining the deliverability of a site

- 3.10 As set out at paragraph 2.4 to 2.5, the NPPF and associated practice guidance define what constitutes a 'deliverable site' in the context of housing and therefore to be included within the authority's five year housing land supply. The NPPF makes clear that sites which are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires unless there is clear evidence to the contrary. Sites will be considered deliverable and included within the five year supply which meet those criteria, this includes:

- Site with detailed planning permission;
- Site where planning permission has been implemented and is under construction; and
- Sites which are not major development but are considered to be deliverable, this may include sites with outline planning permission which are not major development (see below).

- 3.11 The NPPF states that sites for major development with outline planning permission, permission in principle, allocated within a development plan or identified on a brownfield register should only be considered deliverable where clear evidence suggests housing completions will be delivered within five years. The planning practice guidance provides further detail of what this evidence may include, this is detailed at paragraph 3.5 of this statement. Sites for major development with outline planning permission, resolution to grant planning permission, proposed allocations (which don't benefit from permission will be assessed through the SHLAA and the updating of the five year supply document. In order to ascertain this the council will consider:

- Progression toward the submission of reserved matters planning application, discharge of pre-commencement conditions and conditions requiring to be discharged before the submission of reserved matters;
- Where required will seek to contact the owners/agents/developers of sites to ascertain the anticipated delivery of a site;

- Public information with regards to the development of sites including public exhibitions and developers promotional material;
 - Evidence submitted through the local plan process by owners/agents/developers of sites; and
 - Council’s evidence including the SHLAA and urban capacity work
- 3.12 Where such evidence demonstrates that a site without detailed planning permission should be considered as ‘deliverable’ it will be included within the five year supply and detail of such evidence will be set out in [Appendix C](#).
- 3.13 Further to the above the key aspects of ‘deliverability’ are that a site must be available, suitable and achievable in order to be considered deliverable. The following paragraphs provide explanation as to how this is determined.
- 3.14 The assessment of availability has been informed by the landowner/agent where they have indicated when the site could be developed. Further evidence in terms of availability has been produced through the Urban Capacity Assessment (UCA) published in October 2016 and updated through the Urban Capacity Study published in October 2019, where applicable evidence gathered through that assessment has been taken account of within this five year supply paper. Sites have been considered available, where one of the following applies:
- Site is under construction;
 - Site has outline, detailed or reserved matters permission, resolution to grant planning permission subject to s106 (unless evidence has indicated the site is no longer available);
 - Are an allocated site in the local plan (including ‘made’ or advanced neighbourhood plans where conclusions have been made by the independent examiner with regard to any proposed allocations); or
 - Are assessed as being available within the [Urban Capacity Assessment 2016](#) and [Urban Capacity Study 2019](#) (or future updates to that capacity work), are owned by a developer or have known developer interest, or are advertised for sale.
- 3.15 For those sites with planning permission or allocated in the adopted local plan (including neighbourhood plans) the assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites are considered to be ‘suitable’ sites. For sites not identified from these sources the following factors have been taken into consideration to assess sites’ suitability. It should be noted that the SHLAA applies a ‘policy-off’ approach, therefore not all ‘deliverable’ sites within the SHLAA are considered to be ‘suitable’ for the purposes of the five year supply:
- Physical problems or limitations;
 - Potential impacts;
 - The environmental conditions; and

- Where considered to be in conformity with current planning policy.
- 3.16 For sites to be considered achievable there should be a reasonable prospect that housing will be delivered on the site in five years. Sites are considered achievable if:
- They are under construction; or
 - There are no known ownership constraints; and
 - There are no known physical or environmental constraints; and
 - There are no conditions or agreements precluding or limiting development within the five year period.
- 3.17 This paper has been based on information available to the District Council on 1 April 2023 including planning and building control records, site visits, urban capacity work, consultation representations and information from landowners/agents. The assumed yield and annual completion rates on large sites, follows the methodology set out in the [SHLAA 2023](#).

Dealing with past under-supply

- 3.18 The [Planning Practice Guidance](#) (paragraph 031 ID: 68-031-20190722) provides guidance on how any shortfall in housing completions should be addressed. This states that “where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

Supply buffer and the housing delivery test

- 3.19 The NPPF requires the addition of an appropriate buffer to the five year housing land supply. This is detailed at paragraph 74 (inclusive of footnote) of the NPPF and paragraph 2.1 of this statement. The NPPF makes clear through footnote 41 that under delivery will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement
- 3.20 The government publish the [Housing Delivery Test results](#) with the most recent results being published in January 2022. The results demonstrate that Lichfield District passes the test with a result of 192%. As such there is not a record of under delivery and a 5% buffer should be added.
- 3.21 The results of the Housing Delivery Test will be included within this document and used to assist in determining the appropriate buffer.

Windfall allowance

- 3.22 The NPPF and Planning Practice Guidance make provision for local authorities to include a windfall allowance within their five year housing supply where there is ‘compelling evidence that such sites have consistently become available’ (Paragraph 71). Lichfield District has historically consistently delivered windfall sites. As such it is appropriate to include a windfall

allowance of 55 dwellings per annum within the housing trajectory. Detail of the windfall allowance is included at stage 3 of the SHLAA 2023 methodology, this details that a higher windfall allowance could be justified however, a cautious approach is taken.

Non-implementation rate

3.23 Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring as demonstrated in Figure 1. The table shows that a very small number of permissions lapse each year, with most being implemented. The figures for 2010-2011 show a significantly higher number of dwellings having planning permission expired and this is caused by several large planning permissions expiring which were granted during 2008/2009 at the height of the housing boom prior to the economic downturn. A record of the lapsed planning permissions can be found at [Appendix A](#).

Figure 1: Expired planning permissions (2001-2023)

Year	Number of dwellings expired within year	Total commitments extant	% of commitments lapsed
2001-2002	12	1,111	1.08%
2002-2003	18	1,002	1.8%
2003-2004	7	1,704	0.41%
2004-2005	11	2,588	0.42%
2005-2006	15	2,251	0.66%
2006-2007	5	2,235	0.22%
2007-2008	14	1,908	0.73%
2008-2009	24	1,885	1.27%
2009-2010	42	1,839	2.28%
2010-2011	218 (23 without large expired schemes)	1,476	14.77%
2011-2012	42	1,191	3.52%
2012-2013	29	1,794	1.62%
2013-2014	13	2,506	0.5%
2014-2015	54	3,314	0.02%
2015-2016	28	3,549	0.18%
2016-2017	143 (43 without large expired scheme)	4,724	3%
2017-2018	55	4,235	1.3%
2018-2019	38	6008	0.6%
2019-2020	129	4573	2.8%
2020-2021	56	4292	1.3%
2021-2022	41	5970	0.7%
2022-2023	31	5991	0.5%

3.24 In previous years a 5% non-implementation rate has been used and it is considered that evidence suggests this remains a cautious and realistic rate to apply. Historic appeal decisions have considered the non-implementation rate for Lichfield district and concluded that 5% is an appropriate figure to be used.

3. The five year supply of deliverable housing land

- 4.1 This section sets out the five year supply of deliverable housing land within Lichfield district and has been produced in accordance with the methodology set out at [section two](#) of this document.

Figure 2: Annual requirement calculation

Calculation the five year requirement
Local Housing Need (LHN) annual requirement = 319 dwellings per annum
Five year requirement (319 x 5) = 1,595
Five year requirement with 5% buffer ((319 x 5) + 80) = 1,675
Annual requirement with 5% buffer (1,675 ÷ 5) = 335

- 4.2 Figure 2 sets out the calculation used to determine the five year requirement. Paragraph: 031 (Reference ID: 68-031-20190722) of the [Planning Practice Guidance](#) states that step 2 of the standard method ‘factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum local housing need figure’. When a 5% buffer is applied, as is required by the NPPF this means an annual requirement of 350 dwellings is to be used within the five year supply calculation.

Figure 3: Summary of supply of sites included within five year calculation (see [Appendix B](#))

Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	261
B	Committed supply (5+ dwellings) (<i>including allocations</i>)	1639
C	Strategic Development Allocations (SDAs)	1271
D	Windfall allowance (55 dwellings per annum)	165
D1	Gross deliverable capacity (A+B+C+D)	3336
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including allocations</i>)	103
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 – (E+F))	3193

- 4.3 Figure 3 provides a summary of the supply of sites which are included within the five year supply calculation and details how the ‘net deliverable capacity’ is derived. The supply includes those sites which are under construction and/or benefit from extant planning permission for residential development (at 1 April 2023). Sites which are not in conformity with current or emerging planning policy (contained within the NPPF and the local plan strategy and allocations documents and neighbourhood plans) have been removed from the

five-year supply. It should be noted that the SHLAA is a 'policy off' document as such sites may be assessed as 'deliverable' by the SHLAA but not included within the five year supply.

4.4 The five year supply position for Lichfield district at the 1 April 2023 is as follows:

Figure 4: Lichfield District five year housing land supply calculation (at 1 April 2023)

Lichfield District five year supply

The five year supply position for Lichfield district at the 1 April 2023 is as follows:

Net deliverable capacity in five year period ÷ annual requirement + 5% buffer = 3,193 ÷ 335 = 9.5

Lichfield District five year supply at 1 April 2023 = 9.5 years

- 4.5 The calculation demonstrates that there is a five year supply of housing land in the district at 1 April 2023 compared to the target established by local housing need. All the data for sites contained within the five year supply can be found at [Appendix B](#).
- 4.6 Figures 5 and 6 provide the trajectory of completions and trajectory for the five year supply, showing the anticipated delivery of dwellings over the five year period. [Appendix B](#) provides a detailed trajectory of individual sites which are summarised in figure 5 (below).
- 4.7 The trajectory is illustrated at [Appendix D](#), with an updated trajectory to 2029 (the end date of the currently adopted plan).

Figure 5: Five year housing supply trajectory previous completions (2008-2023)

Year	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577	766	625	556	745	773
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	26	44	8	2	17
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	740	581	548	743	756
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,755	3,495	4,076	4,624	5,367	6,123

Figure 6: Five year housing supply trajectory (2023-2028)

Year	23/24	24/25	25/26	26/27	27/28
Committed supply (below 5 dwellings)	63	32	40	57	69
Committed supply (5+ dwellings) (including proposed allocations)	344	290	229	399	377
Strategic Development Allocations (SDAs)	276	260	250	260	225
Windfalls Allowance			55	55	55
Annual Gross Completions	683	582	574	771	726
Non-implementation rate (5%)¹	20	16	16	26	25
Annual Demolitions & Conversions Away	8	8	8	8	8
TOTAL NET DWELLINGS	655	558	550	737	693
TOTAL CUMULATIVE NET DWELLINGS	6,778	7,336	7,885	8,623	9,316

¹ Non-implementation rate taken off committed supply and windfalls and allocations.

4. The five year supply of gypsy and traveller sites

- 4.1 The most recent national guidance is contained within the [Planning Policy for Traveller Sites \(PPTS\)](#). Paragraph 9 of the PPTS requires local planning authorities to set pitch targets for gypsies and travellers and plot targets for travelling showpeople as defined in annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.
- 4.2 Paragraph 10 states that Local planning authorities should, in producing their local plan;
- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
 - Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- 4.3 The [Local Plan Strategy](#) set out how sites for gypsies and travellers and travelling showpeople will be allocated within the [Local Plan Allocations](#) document and lists a set of criteria to govern where they should be located. Paragraph 8.22 of the Local Plan Strategy sets out the identified need for 14 residential pitches and 5 transit pitches within the district to 2029 as set out within the [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2007](#) and the [2012 GTAA update](#). The Council prepared a [Gypsy and Traveller Accommodation Assessment](#) in 2019 which identified a need of 7 residential pitches across the period to 2040. For the purposes of this calculation the requirement within the adopted local plan has been used.
- 4.4 The table below sets out the council's up-to-date position on its five year housing land supply as required by the PPTS.

Figure 6: Annual requirement calculation

Calculating the five-year requirement
Pitches/plots required within plan period (2008-2029) = 19 (14 residential + 5 transit pitches)
Annual pitch requirement (19 ÷ 21) = 0.9
Five year requirement (0.9 x 5) = 4.5
2008-2023 requirement (0.9 x 15) = 13.5
2008-2023 net pitches delivered (Appendix E) = 11
2008-2022 shortfall (13.5 – 11) = 2.5
Applying a 'Liverpool approach':
Shortfall ÷ remaining years of plan period (2022-2029) = 2.5 ÷ 6 = 0.41

Calculating the five-year requirement

Annual requirement + annual shortfall (0.9 + 0.41) = 1.31

Five-year requirement (5 x 1.31) = 6.55

- 4.5 Figure 6 demonstrates that the five-year requirement for Gypsy & Traveller plots is 6.55 pitches.

Figure 7: Summary of gypsy and traveller pitches ([Appendix E](#))

Row	Source of dwellings	Total pitches
A	Committed supply of pitches at 1 April 2023	1
B	Net supply of pitches in five year period (A)	1

- 4.6 Figure 7 provides a summary of the supply of sites which are included within the five year supply calculation and details how the 'net deliverable capacity' is derived. The District Council produced a [Gypsy and Traveller Site Methodology Paper](#) in 2016 to support the local plan allocations document. This document provided a detailed assessment of potential gypsy & traveller sites within the district and tested deliverability. The assessment concluded that only one pitch was deliverable which is allocated within the local plan allocations document. For the purposes of this calculation the proposed allocation is considered as part of the supply of gypsy & traveller pitches.
- 4.7 The five year supply position for gypsy & traveller pitches in the district at 1 April 2023 is as follows:

Figure 8: Lichfield District five year gypsy and traveller supply calculation (At April 2023)

Lichfield District five year gypsy and traveller supply

The five year supply position for Lichfield district at 1 April 2023 is as follows:

Net supply of pitches in five year period ÷ annual requirement = 1 ÷ 1.31

Lichfield district five year gypsy & traveller supply at 1 April 2023 = 0.76 years

Appendix A: Record of lapsed planning permissions

Key – XX/XXXXXX (X) - Planning application reference number (number of homes)

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	
Applications lapsed (and total yield)	96/0018 8 (1)	97/0 0483	97/0 0334	01/0 0266	99/0 0702	03/0 1446	04/0 1271	05/0 0348	06/0 011	05/00 226	08/00 083	10/00 455	10/0 0659	11/00 566	09/0 1145	13/00 837	13/00 669	14/00 056	16/00 298	17/01 774	17/0 0581	18/0 1498	
	98/0018 0 (1)	(4) 91/0	(2) 98/0	(1) 99/0	(1) 00/0	(1) 01/0	(1) 02/0	(1) 03/0	(1) 04/00	(1) 07/00	(1) 08/00	(1) 05/00	(1) 09/0	(1) 11/00	(2) 13/0	(1) 13/00	(7) 14/00	(2) 15/00	(1) 16/00	(1) 17/01	(14) 18/0	(5) 18/0	
	96/0020 0 (1)	0553 (1)	0135 (1)	0143 (1)	0264 (4)	1163 (1)	0178 (1)	0768 (1)	610 (2)	349 (1)	334 (2)	960 (10)	0638 (1)	749 (1)	0039 (1)	931 (1)	849 (12)	924 (1)	303 (1)	121 (1)	0479 (5)	0331 (12)	
	97/0072 8 (1)	97/0 0003	00/0 0517	99/0 0859	00/0 0343	01/0 0363	02/0 1370	04/0 1313	06/00 648	07/00 467	08/00 444	09/00 426	11/0 0023	11/00 865	12/0 0869	13/00 931	14/00 740	15/01 305	16/01 334	17/00 142	18/0 1766	18/0 1279	
	98/0031 8 (2)	(3) 97/0	(1) 98/0	(1) 99/0	(1) 00/0	(1) 01/0	(1) 03/0	(1) 03/0	(1) 05/00	(1) 05/01	(1) 08/00	(1) 09/00	(3) 10/0	(4) 11/00	(2) 12/0	(1) 13/00	(1) 14/01	(1) 14/01	(1) 17/00	(1) 17/00	(1) 18/0	(2) 19/0	(5) 19/0
	96/0033 7 (1)	0681 (1)	0481 (2)	0776 (1)	0598 (2)	0957 (2)	1146 (1)	0663 (1)	939 (4)	18 (1) 07/01	497 (3)	574 (1)	1546 (1)	084 (48)	1277 (1)	889 (1)	256 (1)	060 (1)	020 (1)	097 (6)	0690 (1)	0294 (1)	
	97/0088 0 (1)	97/0 0786	00/0 0693	98/0 0849	00/0 0401		02/0 1017	03/0 1256	06/00 448	06/00 (1)	08/00 545	08/00 164	10/0 1546		12/0 0612	10/01 509	13/01 286	13/00 504	16/00 462	17/00 675	17/00 0213	18/0 1137	
	96/0019 1 (1)	(1) 97/0	(1)	(1) 99/0	(1) 00/0		(1) 04/0	(1) 05/0	(1) 05/00	(1) 137	(1) 08/00	(1) 09/01	(13) 10/0	(1) 10/0	(1) 11/0	(1) 13/00	(1) 14/00	(1) 13/00	(1) 16/00	(1) 17/01	(6) 18/0	(1) 18/0	
	98/0001 2 (1)	0487 (1)		0808 (1)	0763 (2)		0895 (1)	1273 (1)	547 (1)	(2) 07/00	551 (1)	074 (1)	0053 (1)		1363 (2)	504 (1)	056 (7)	669 (1)	200 (4)	226 (1)	0633 (1)	0052 (1)	
	98/0104 5 (1)	97/0 1106		02/0 0030	00/0 0875		02/0 0030	04/0 1315	06/00 872	06/00 (4)	08/00 785	09/01 075	10/0 1054		12/0 0700	13/00 748	14/01 060	15/00 374	16/00 888	17/01 373	19/0 1309	19/0 0889	
	99/0005 8 (1)	(1) 98/0		(2) 00/0	(1) 00/0		(1) 02/0	(1) 03/0	(2) 06/00	(1) 224	(1) 08/00	(2) 09/00	(1) 09/0	(1) 09/0	(2) 12/0	(1) 13/01	(1) 14/00	(1) 15/01	(1) 15/01	(1) 16/00	(1) 16/00	(1) 18/0	
		0261 (2)			0334 (1)		0244 (1)	0949 (1)	476 (2)	(9) 07/01	517 (12)	185 (1)	0772 (4)		0995 (4)	180 (1)	218 (26)	349 (1)	365 (92)	168 (27)	0253 (1)	1214 (3)	
		97/0 1140			01/0 0422		02/0 0669	05/0 1155	04/01 113	142 (3)	08/00 800	10/0 (1)		10/0 1506		12/0 0293	13/01 052	13/01 266	15/00 367	16/00 167	17/01 101	18/0 0797	
		(1) 97/0			(2) 05/0		(6) 06/00	(1) 06/00	(1) 667	(1) 08/00	(1) 676			(1) 12/0		(4) 13/00	(1) 13/00	(1) 13/01	(14) 16/01	(25) 16/01	(1) 16/00	(1) 18/0	
		1138 (1)						0881 (2)	304 (1)	(1) 04/00	676 (1)			0492 (1)	939 (2)	835 (1)	052 (1)	019 (2)	927 (2)	0478 (1)			
		98/0 0062						03/0 1449	06/00 627	406 (80)	08/01 217			10/0 0700	13/00 781	14/00 150	15/01 051	16/00 584	17/01 281	18/0 0795			
		(1) 98/0						(1) 05/0	(1) 06/00	(1) 778	(1) 08/00			(1) 12/0	(2) 12/00	(1) 14/00	(1) 14/01	(1) 17/00	(1) 17/00	(3) 18/0	(2) 18/0		
		1062 (1)						0888 (1)	103 (1)	(75) (1)	1148 (1)			0752 (1)	170 (1)	580 (1)	099 (6)		265 (1)	1042 (1)			
															0567 (1)								

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
								05/0435 (1)	04/01324 (1)		08/00832 (12)				10/00869 (1)	13/00941 (1)		14/00113 (3)		17/00201 (1)	18/01668 (2)	
								05/01245 (1)	02/01405 (1)		08/00914 (3)				12/00642 (1)	10/00869 (1)		14/01068 (1)		17/00914 (1)	18/01448 (1)	
								05/00224 (9)	07/00379 (13)		09/00110 (1)					13/01094 (2)		13/00781 (2)			18/01043 (1)	
									06/00255 (1)							12/01067 (100)		14/00225 (1)			18/00409 (4)	
									04/00315 (1)							12/00642 (1)		15/00080 (1)			18/00375 (1)	
									06/00665 (1)							13/00482 (1)		14/00725 (1)			18/00375 (1)	
									06/00962 (2)							13/01185 (1)		15/01211 (1)				
									06/00856 (1)							13/01373 (1)		15/00076 (1)				
									06/01023 (1)							12/00594 (7)						
									06/01024 (1)							12/00044 (15)						
									06/00592 (1)													
Total Yield Lapsed	12	18	7	11	15	5	14	28	42	218	42	29	13	54	28	143	55	38	129	56	41	31

Ye ar	01/02	02/0 3	03/0 4	04/0 5	05/0 6	06/0 7	07/0 8	08/0 9	09/10	10/11	11/12	12/13	13/1 4	14/15	15/1 6	16/17	17/18	18/1 9	19/2 0	20/2 1	21/2 2	22/2 3
Tot al Co m mit me nts	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724	4235	6008	5473	4292	5970	5991
% Lap sed	1.08%	1.80 %	0.41 %	0.42 %	0.66 %	0.22 %	0.73 %	1.48 %	2.28%	14.77 %	3.52%	1.90%	0.50 %	0.02%	0.78 %	3%	1.3%	0.6%	2.8%	1.3%	0.7%	0.5%

Appendix B: Schedule of sites forming five-year housing land supply

The following tables illustrate all sites which have been included in the five-year housing supply calculation. The following abbreviations are used:

- PPF - Full planning permission (PPFs106 - resolution to grant planning permission subject to s106 agreement).
- PPO - Outline planning permission (PPOs106 - resolution to grant planning permission subject to s106 agreement);
- UC - Under Construction;
- NP – Neighbourhood plan allocation;
- LPA –Local plan allocations document allocation (abbreviation only used where the site does not have planning permission); and
- RD – Replacement dwelling (replacement dwellings are not included within the SHLAA and therefore do not have a SHLAA ID number).

Table B1: Committed supply (1-4 dwellings)

Lichfield City

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
288	Lombard Street, 10	PPF	2				2		
481	Tamworth Street, 19a	UC	1		1				
560	Brownsfield Road, 48	UC	1		1				
602	Gaiafields Road, 22	UC	2		2				
603	Anglesey Road, land adjacent 1	UC	1		1				
628	Christchurch Lane, land rear of Easter Hill	UC	1		1				
637	Station Road, Mr Tyre	UC	1		1				
750	Ash Tree Lane, Railway Cottage	PPF	3						3
799	Market Street, 3	PPF	2					2	
806	London Road, land rear 22	PPF	1		1				
808	Tamworth Street, 24	PPF	2				2		
811	Bore Street, 36A	PPF	5	1				5	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28	
813	London Road, land rear 16	PPF	1				1			
832	George Lane, land adjacent 11	UC	1		1					
841	Queen Street, 2, Garrick House	PPF	3						3	
847	Lombard Street, 27, Chancery House	PF	4						4	
848	Birmingham Road, 119	PPF	1					1		
861	Beecroft Avenue, 15	PPF	2						2	
RD	Burton Road, Anchor side Bungalows	PPF	3	3			3			
RD	Borrowcop Lane, 44	UC	1		1					
RD	Tamworth Road, The Cottage	UC	1			1				
RD	Quarry Hills Lane, 1	PPF	1	1				1		
RD	St Chads Road, Little Meadows	PPF	1	1				1		
RD	Tamworth Road, 1	PPF	1	1					1	
					Total	10	1	8	10	13

Burntwood

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
558	Church Road, 62	UC	1		1				
622	Bridge Cross Road, 124	UC	1		1				
758	High Street, 11, The Gourmet	PPF	1				1		
788	Holly Grove Lane, 10	PPF	2					2	
790	Church Street, 2, Uxbridge Arms	PPF	2					2	
791	Princess Street, 10	PPO	1					1	
793	Cannock Road, 164	PPF	1					1	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
810	Thorpe Street, 18	PPF	2					2	
827	Bridge Cross Road, 11 & 11a	PPF	4						4
833	Spinney Lane, 75	PPO	2						2
839	Birch Terrace, 6	UC	1		1				
840	New Road, 49	PPF	1						1
842	Park Road, land off	PPF	4					4	
844	Chase Road, 159	PPF	1						1
850	High Street, 204	PPF	1						1
851	Chorley Road, land rear 2	PPF	1					1	
852	Ironstone Road, 101	PPF	1						1
857	Ashmole Avenue, 5	PPF	1						1
864	Church Street, The Grange	PPF	1					1	
RD	Bridge Cross Road, 28	UC	1			1			
RD	Norton Lane, 117	UC	1				1		
RD	Rugeley Road, Coney Lodge Farmhouse	UC	1		1				
RD	Rugeley Road, 223	PPF	1	1			1		
RD	Thorpe Street, 45	PPF	1	1					1
RD	High Street 214a	PPF	1	1					1
				Total	4	1	3	14	13

North of Tamworth

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
772	Arkall Farm, Ayrshire Barn	PPO	1				1		
				Total	0	0	1	0	0

Alrewas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28	
70	Main Street, land rear 156	PPF	1						1	
630	Mill End Lane, Alderhay	UC	1		1					
640	Fox Lane, 15	UC	3		3					
745	Fox Lane, 41	PPF	2				2			
834	Mill End Lane, 16	PPF	1						1	
846	Main Street, 17a	PPF	2						2	
855	Main Street, 170	PPF	1						1	
					Total	4	0	2	0	5

Armitage with Handsacre

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28	
597, 699, 700	Hood Lane, 1	UC	1		1					
674	St Barbaras Road, 6	UC	2			2				
754	Rugeley Road, Ravensdene	PPF	1				1			
789	Pike Lane, The Mount	PPO	3					3		
795	New Road, 56, Homestead Day Services	PPF	1				1			
803	New Road, 27	PPF	1					1		
823	Bridge Road, 9	PPF	11						1	
853	Handsacre Crescent, 7	PPF	1						1	
					Total	1	2	2	4	2

Fazeley, Mile Oak & Bonehill

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
11	The Green, 20	PPO	4					4	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
654	Coleshill Street, 6	UC	4		4				
728	Woodfield Close, Lichfield Street	PPO	5	1					5
783	Mayama Road, 8	PPF	1					1	
863	Brookside Road, 18	PPF	1						1
					Total	4	0	0	5
								6	

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
365	Forrester Close, Pumping Station	UC	1		1				
616	Church Farm, Church Lane	PPF	1				1		
831	Long Lane, 34	PPF	1						1
				Total	1	0	1	0	1

Shenstone

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
635	St Johns Hill, 48	UC	1		1				
765	St Johns Hill, Shenstone Moss	PPF	1				1		
825	Eastridge Croft, 18	UC	2			2			
RD	Pinfold Hill, 62	UC	1		1				
				Total	2	2	1	0	0

Whittington

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
800	Merlin Way, 12	PPF	2					2	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
858	Main Street, 6, Ivy Cottage	PPF	1						1
RD	The Green, 33	PPF	1	1					1
				Total	0	0	0	2	2

Other rural villages and areas – Clifton Campville

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
713	Main Street, 114-116	UC			1				
				Total	1	0	0	0	0

Other rural villages and areas – Drayton Bassett

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
835	Salts Lane, Willow End	PPF	1						1
				Total	0	0	0	0	1

Other rural villages and areas – Edingale

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
749	Main Road, outbuilding at Black Horse Inn	PPF	1				1		
760	Main Street, Rock Bank House	PPF	1				1		
				Total	0	0	2	0	0

Other rural villages and areas – Elford

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
658	Croft Close, 27	PPF	1					1	
RD	Old Hall Drive, Yew House	PPF	1						1

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
RD	The Shrubbery, The Woodlands	UC			1				
Total					1	0	0	1	1

Other rural villages and areas – Hamstall Ridware

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
768	Blythe View, 8, Lichfield Road	PPF	1				1		
796	Blithbury Road, Gospel Hall	PPF	1					1	
Total					0	0	1	1	0

Other rural villages and areas – Hopwas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
673	Lichfield Road, Waterside bungalow	UC	1		1				
RD	Lichfield Road, Spion Kop	PPF	1	1			1		
Total					1	0	1	0	0

Other rural villages and areas – Hill Ridware

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
859	Wade Lane, 23, Ridware House	PPF	1						1
Total					0	0	0	0	1

Other rural villages and areas – Kings Bromley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
RD	Alrewas Road, 117	PPF	1						1
				Total	0	0	0	0	1

Other rural villages and areas – Little Aston

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
767	Squirrel Walk, Birch Lodge	UC	1		1				
830	Forge Lane, 6	PPF	1						1
835	Aldridge Road, 35, Little Aston Hall	PPF	1						1
856	Roman Lane, Barns Farm	PPF	1						1
836	Talbot Avenue, Talbot House & Dower House	PPF	3	2					3
RD	Squirrel Walk, Reighton House	PPF	1	1					1
RD	The Grove, 8	UC	1				1		
RD	Walsall Road, 57a	PPF	1	1					1
RD	Roman Park, 8, Romani	UC	1		1				
RD	Newick Avenue, 11	UC	1			1			
RD	Roman Lane, Shivalika	PPF	1	1				1	
RD	Beech Gate, 4	PPF	1	1				1	
RD	Roman Park, Ross Holme	UC	1		1				
RD	Squirrel Walk, 20, Jalna	UC	1			1			
				Total	3	2	1	2	8

Other rural villages and areas – Stonnall

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
865	Cartersfield Lane, land off	PPO	3						3

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
				Total	0	0	0	0	3

Other rural villages and areas – Upper Longdon

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
RD	Upper Way, 43	PPF	1				1		
				Total	0	0	1	0	0

Other rural villages and areas – rural areas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
441	Birmingham Road, 176	UC	1		1				
474	Lichfield Road, Edial House Farm	UC	2		2				
479	Fox Lane, Elmhurst Hall Farm	UC	3		3				
494	Hungry Lane, The Old Smithy	PPF	1					1	
503	Fisherwick Road, The Dairy Annexe	UC	3		3				
508	Uttoxeter Road, Priory Farm	UC	4		4				
541	Springhill Farm, Walsall Road, Muckley Corner	UC	2		2				
547	Bardy Lane, London Stud Farm	PPF	1			1			
549	Moor Lane, Hamley House Farm (2)	PPF	2			2			
555	Moor Lane, Hamley House Farm	PPF	2				2		
573	Lynn Lane, Dairy Farmhouse	UC	1		1				
579	Shaw Lane, Spinney Nurseries, Hanch	UC	2		2				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
631	Kings Bromley Lane, Glebe Farm	PPf	1			1			
641	Boat Lane, Little Oaks Farm, Muckley Corner	UC	3		3				
659	Tamworth Road, New Buildings Farm	PPF	2				2		
663	Pipe Lane, Pipe Lane Farm	PPF	2			2			
676	Birmingham Road, adjacent Derry Farm	PPF	1						1
706	Church Hill, Cherry Orchard Farm	UC	1		1				
723	School Lane, Home Farm	UC	2		2				
724	School Lane, The Villa, Hints	UC	1		1				
725	Stoneywell Lane, Benbrook Farm	UC	1		1				
734	Lysways Lane, Hanch Farm	PPF	2			2			
744	Boat Lane, Little Oaks Farm, Muckley Corner (2)	PPF	1				1		
746	Pipe Land, Quintins Orchard Farm	PPF	1			1			
747	Winterdyne Lane, Winterdyne Farm	PPF	1			1			
748	Pipe Lane, Quintins Orchard Farm (2)	PPF	1			1			
750	Ash Tree Lane, Railway Cottage	PPF	2				2		
753	Blithbury Road, Hurst Wood Farm	PPF	1			1			
755	Ashcroft Lane, Chesterfield House	PPF	1			1			

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
756	Portleys Lane, Ashdene Farm	UC	1		1				
757	Haunton Road, Acacia Grove Farm	PPF	1				1		
759	Lynn Lane, Lynn Lane Stables	PPF	1			1			
763	Moat Bank, land adjacent to Moatbank House	UC	1				1		
764	Main Road, Wigginton Field Farm	PPF	2			2			
769	Watling Street, Bucks Head Farm	PPF	1			1			
770	Mill Lane, Glebefields (2)	UC	1			1			
774	Ash Tree Lane, Hill Farm	PPF	1					1	
780	Land north of 176 Birmingham Road, Shenstone Woodend	PPF	1					1	
781	Land south of 176 Birmingham Road, Shenstone Woodend	PPO	1				1		
782	Birmingham Road, Todds Auto Engineering	PPF	1				1		
784	Birmingham Road, 255	PPF	1				1		
786	Colton Road, The Yorkshireman Inn	PPF	1			1			
792	Cross in Hand Lane, Barn at Ashmore Brook Farm	PPF	1				1		
794	Grange Lane, Barn at Grange Lea	PPF	1			1			
797	Raikes Lane, stable buildings	PPF	1					1	
801	Main Road, Birdsley Farm	PPF	1					1	
802	Lysways Lane, Brook House Farm	PPF	3					3	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
804	Mill Lane, The Swallows	PPF	1					1	
805	Church Hill, barn at	UC	1		1				
807	Stockhay Lane, land adjacent 37	PPF	1					1	
809	Ford Lane, land at	PPF	1					1	
812	Cranebrook Lane, Barn Farm	PPF	2					2	
814	Stoneywell Lane, land adjacent Stoneywell Farm	PPF	1					1	
824	Drayton Lane, Oak Farm	PPF	2						2
826	Fox Lane, land adjacent Long Barn	PPF	1						1
829	Hay Lane, barn at Hay Lane Farm	PPF	1						1
836	Moat Bank Farm, Moat Bank	PPF	1						1
843	Old London Road, White House Farm	PPF	2						2
849	Birmingham Road, Lodge Farm	PPF	1						1
854	Uttoxeter Road, Priory Farm (2)	PPF	1						1
860	Stockford Lane, land adjacent Roadside Cottage	PPF	1						1
RD	Flats Lane, 22, Weeford	UC	1		1				
RD	School Lane, Hints Croft	UC	1			1			
RD	Cowhill Lane, Blackheath Farmhouse	UC	1			1			
RD	Park Lane, The Bungalow	UC	1		1				
RD	Manor Park, Leofricsland	PPF	1	1			1		
RD	Commonside, Fern, Fern Bank	PPF	1	1			1		

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28	
RD	Rykniel Street, Hilliards Cross Farm	PPF	2	2			2			
RD	Drayton Lane, The Woodlands	PPF	1	1		1				
RD	Birmingham Road, 170	UC	1		1					
RD	Portleys Lane, Ashdene Farmhouse	PPF	1	1		1				
RD	Footherley Lane, Footherley Cottages	UC	4					4		
RD	Mill Lane, Glebefields	PPF	1	1					1	
					Total	37	26	23	22	27

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

Lichfield City

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
135	L1	Sandford Street, Beaconsfield House	UC	28		28				
293	L2	East of Lichfield, land north of Roman Heights	PPO s106	200					25	50
79	L10	Land off Burton Road, Steethay	PPFs106	30					25	5
74	L16	Former Windmill Public House, Grange Lane	UC	6		6				
49	L17	Upper St John Street, land to rear of The Greyhound public house	UC	8		8				
46	L19	Beacon Street, Angel Croft Hotel	UC	7		7				
255	L27	Eastern Avenue, former Norgren site	UC	23		23				
43	L29	Quonians Lane, land at	UC	74		25	25	24		
65		Rotten Row, former Lichfield Health & Fitness	UC	14			14			
329		Station Road, Bridge House	UC	24			24			
380		Birmingham Road, Shire House	PPF	18					18	
382		Chesterfield Road, land adjacent 106 & 112	PPF	7					7	
249	OR7	Land at Watery Lane	PPO	750			25	50	50	50
					Total	97	88	74	125	105

Burntwood

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
386		Chase Road, 17, Former, Southwinds Nursing Home	PPF	10					10	
Total						0	0	0	10	0

East of Rugeley

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
292	R1	Former Rugeley Power Station	PPO	2300 ²					75	150
Total						0	0	0	75	150

North of Tamworth

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
80	NT1	Arkall Farm	UC	921		100	98	94	100	100
Total						100	98	94	100	100

Alrewas

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
22	A2	Dark Lane, land north of	UC	37		37				
Total						37	0	0	0	0

Armitage with Handsacre

² Cross boundary site as such unlikely that all 2300 dwellings will fall within the administrative area of Lichfield District.

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
69	AH1	Spode Avenue, Land adjacent to Hayes Meadow School	UC	106		50	50	6		
379		Rectory Lane, 19	PPF	7					7	
Total						50	50	6	7	0

Fazeley, Mile Oak & Bonehill

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
89	FZ2	Lichfield Street, Tolsons Mill	UC	102		25	25	25	25	2
Total						25	25	25	25	2

Fradley

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
148		Hay End Lane, Midland Pig Producers	PPO	77				25	50	2
333		Old Hall Lane, Old Hall Farm	PPF	5			5			
Total						0	5	25	50	2

Other rural villages and areas – rural areas

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
42	OR1	Tamworth Road, Packington Hall	UC	4		4				
29		The Shrubbery, land at	UC	25		12	13			
327		Birmingham Road, 263, Shenstone	UC	7		7				

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
361		Lynn Lane, Lynn Lane Farm	UC	6			6			
362		Lea Lane, Lea Hall Farmhouse	PPF	5			5			
378		Tamworth Road, New Buildings Farm	PPF	5				5		
384		The Beck, Elford Sports and Social Club	UC	7					7	
387		Syerscote Lane, Silver Birches	PPO	9						9
						Total	23	24	5	7
										9

Table B.3: Strategic Development Allocations (SDAs)

Lichfield City

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28	
85	South of Lichfield Strategic Development Allocation (St Johns)	UC	331		76	80	80	80	15	
97	South of Lichfield Dean Slade Farm Strategic Development Allocation (Friary Meadow)	UC	180		100	80				
363	Claypit Lane, land north of Dean Slade Farm (within Strategic Development Allocation)	PPF	6						6	
26	South of Lichfield Cricket Lane Strategic Development Allocation	PPO	520				70	80	80	
					Total	176	160	150	160	101

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	23/24	24/25	25/26	26/27	27/28
28	Land at Hay End Lane	UC	142		50	50	42		
140	Land off Gorse Lane	PPO s106	350					50	100
149	Turnbull Road, land at	PPF	8				8		
252	Sheasby Park	UC	224		50	50	50	50	24
				Total	100	100	100	100	124

Appendix C: Deliverable site evidence

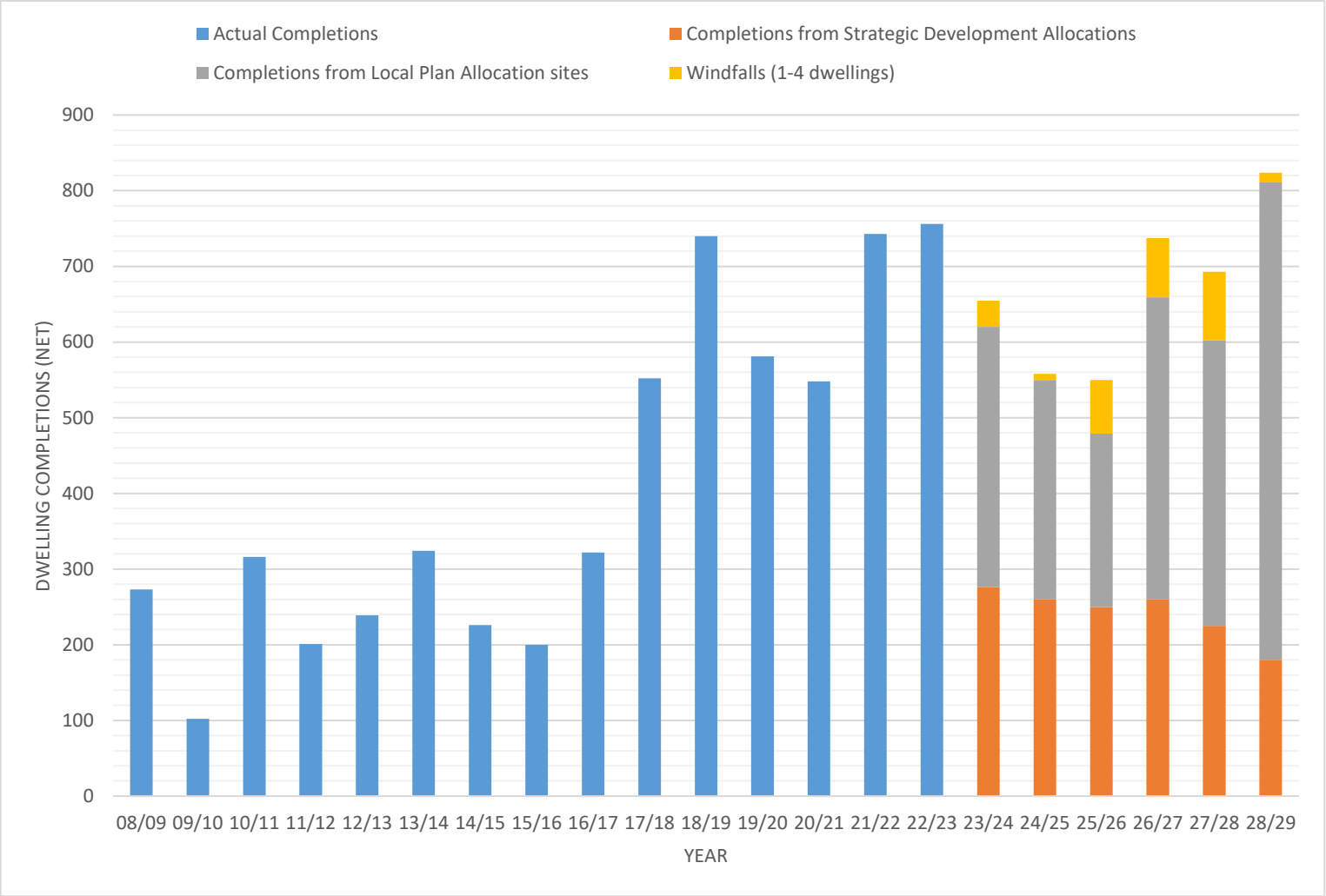
The following table sets out the evidence in support of the inclusion of a number of major developments which do not currently benefit from detailed planning permission.

Table C.1: Large site deliverability evidence

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
249	Land north of Watery Lane, Lichfield	14/00057/ OUTMEI 18/01707/ FULM	750	<ul style="list-style-type: none"> • Outline planning consent granted 14/02/2017 (Secretary of state Decision). • Condition 3 on secretary of state approval requires submission of first reserved matters application within three years of outline consent and all reserved matters applications within five years. • Applicant and local authority have entered into a planning performance agreement (PPA) to assist in delivery of site. • Reserved matters application for infrastructure including distributor road and other infrastructure approved 08/08/2019. • Reserved matters application for residential phases of development submitted January 2022 (22/00040/REMM) approved after the base date of this assessment. • Note provided by agent setting out anticipated delivery of site. Suggests the following trajectory based upon one outlet operating the site which is subject to change: <ul style="list-style-type: none"> • 24/25 – 25 • 25/26 – 50 • 26/27 – 50 • 27/28 - 50
293	Land north of Roman Heights	19/01015/ OUTM	200	<ul style="list-style-type: none"> • Resolution to grant outline planning consent granted subject to signing of Section 106 agreement on 06/03/2023.
140	Land east of Gorse Lane, Fradley (Fradley Strategic	17/00686/ OUTM	300	<ul style="list-style-type: none"> • Outline application with resolution to grant subject to signing of legal agreement.

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
	Development Allocation)			<ul style="list-style-type: none"> Anticipated that site will come forward following completion of earlier stages of development currently under construction. The five-year supply takes a cautious approach and assumes 150 dwellings within five year period.
26	South of Lichfield Cricket Lane Strategic Development Allocation	18/01217/ OUTFLM 19/01076/ FULM	520	<ul style="list-style-type: none"> Hybrid planning application submitted 10/07/2018. Outline element of application is for 520 dwellings – application approved December 2022. Note provided by agent setting out anticipated delivery of site. Suggests the following trajectory based upon one outlet operating the site which is subject to change: <ul style="list-style-type: none"> 25/26 – 70 26/27 – 80 27/28 – 80 28/29 – 80 29/30 – 80 30/31 – 80 31/32 - 50
292	Rugeley Power Station	19/00753/ OUTMEI	2300	<ul style="list-style-type: none"> Outline planning application for site for mixed-use development including up to 2,300 dwellings (Approx. 1,300+ within Lichfield District) permitted after the base date of this document. Given status of application at base date of this document a cautious approach to the delivery of site assumes 225 dwellings within five years based upon the assumption rates within the SHLAA then 225 dwellings anticipated within the five year supply.

Appendix D: Housing trajectory



Appendix E: Schedule of sites forming five-year gypsy and traveller supply

Table D.1: Schedule of completed gypsy and traveller sites (2008-2023)

Location	Planning permission reference	Notes	Number of pitches (net)
Spinney Nurseries, Shaw Lane, Hanch	13/00156/CLE	Stationing of mobile home for residential purposes.	1
Land east of 'Oakfield', Bonehill Road, Mile Oak	10/00497/COU	The use of land for the stationing of caravans for the residential purposes for 1 no. gypsy pitch together with utility/day room and retention of existing shed for storage ancillary to that use.	1
The Poplars, Coleshill Road, Fazeley	07/00684/FUL	Increase the number of caravan pitches from 2 to 8 and associated facilities.	6
Land south of Gravelly Lane, Stonnall	17/00513/COU	Change of use of land to residential gypsy caravan site including the stationing of 6 caravans (3 mobile homes & 3 touring caravans) and erection of day room – granted at appeal 28 August 2018	3

Table D.2: Schedule of sites forming five year gypsy and traveller supply

Location	Planning permission reference	Notes	Number of pitches (net)
Land at Bonehill Road, Mile Oak	20/01203/FUL	Allocated within Local Plan Allocations document for an additional pitch. Planning permission granted.	1

Appendix F: Local Housing Need

The following sets out the calculation of the local housing need (LHN) for Lichfield District using the standard methodology for calculation as set out at [Paragraph: 004 \(Reference ID: 2a-004-20190220\)](#) of the National Planning Practice Guidance (NPPG).

Step 1: Setting the baseline

The most recent household growth projections ([2014-based projections](#)) (Table 406) are used to calculate the baseline housing need.

$$2023 = 44,882$$

$$2033 = 47,147$$

$$\text{Baseline} = 47,147 - 44,882 = 2,265$$

$$= 2,265 \div 10 = 226.5$$

This equates to an average of 227 dwellings per year (2,265 ÷ 10 = 226.5) to be used as the baseline of the calculation.

Step 2: An adjustment to take account of affordability

The baseline figure from step 1 is then adjusted based on the affordability of the area. The adjustment used is the most recent national '[median workplace-based affordability ratio](#)'.

Current figure (Table 5c) = 10.51

The NPPG sets out the calculation which is then used to determine the adjustment factor (*Af*). This is set out below:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$Af = \left(\frac{10.51 - 4}{4} \right) \times 0.25 + 1 = \left(\frac{6.51}{4} \right) \times 0.25 + 1 = 1.6275 \times 0.25 + 1 = 1.406875$$

$$227 \times 1.406875 = 319.360625$$

Using the calculation this results in an uplift figure of approximately 40% above the baseline figure established in step 1. **This results in a new requirement of 319 dwellings per year.**

Step 3: Capping the level of any increase

If appropriate a 'cap' is then applied to the figure established in step 2 in specific circumstances which are set out within the NPPG. If appropriate a 'cap' is then applied to the figure established in step 2 in specific circumstances which are set out within the NPPG. As the local plan was adopted more than five years ago (in February 2015) then the local housing need figure is capped at 40% above whichever is the higher of:

- a) the projected household growth for the area over the 10-year period identified in step 1; or
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

The local housing need figure established through the standard approach (step 2) is not 40% above the level of household growth (calculated by step 1) OR above the average annual housing requirement of 478 dwellings from the current local plan. Therefore, neither provision applies to Lichfield District. Consequently, the local housing need (LHN) is 319 dwellings per annum.

As a result, the local housing need, or LHN, for the district is a yearly rate of 319 dwellings.

Step 4: cities and urban centres uplift

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list. This does not apply to Lichfield District.

