

Five Year Housing Land Supply

Policy and Strategy Team
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Lichfield
District Council

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1. Introduction

- 1.1 This document provides the latest five-year housing land supply position for Lichfield District (at 1 April 2025). The Five Year Housing Land Supply 2025 has been published alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Employment Land Availability Assessment](#) (ELAA) and [Authority Monitoring Report](#) (AMR) as part of the Council's suite of monitoring documents.
- 1.2 The [National Planning Policy Framework](#) (NPPF) was revised in December 2024. Paragraph 78 and 79 of the NPPF sets out that, in specific circumstances, 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 need.
- 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 \(updated December 2024 paragraph 10\)](#)).
- 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 2025 - March 2030. This assessment sets out the current supply positions in Lichfield District on 1 April 2025.

2. Methodology

National guidance: deliverability, availability, achievability

3.1 The [National Planning Policy Framework](#) (NPPF) (Paragraphs 78 and 79) requires local planning 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, unless their adopted plan is less than five years old and identified at least a five year supply of specific, deliverable sites at the time that its examination was concluded. As our Local Plan was adopted more than five years ago, we are required to set out a five-year supply.

3.2 Paragraph 78 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. 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. A 5% buffer should be added to the requirement to ensure choice and competition in the market for land, or, where there has been significant under delivery of housing over the previous three years, as measured against the Housing Delivery Test, it should add a 20% buffer.

3.3 The [Planning Policy for Traveller Sites](#) (PPTS) was published updated in December 2024 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 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 a five-year housing supply of deliverable sites (with an additional buffer where there has been a record of under delivery). The following section will set out the methodology used by the Council in calculating our housing land supply position. This approach conforms to national policy and guidance.

Housing requirement and gypsy and traveller site requirement

3.8 Paragraph 78 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 more than five years old. Where the local plan is more than five years old the five-year supply should be calculated against its Local Housing Need (LHN) which is calculated using the standard method set out within the Planning Practice Guidance. The current LHN for the district is **746 dwellings per annum** (This calculation is set out at [Appendix F](#)).

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 paragraphs 3.4 to 3.5, the NPPF and associated practice guidance define what constitutes a 'deliverable site' in the context of housing and therefore can be included within the authority's five-year housing land supply. The NPPF makes clear that sites which are not major development, or 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, including:

- 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, and 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. 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
- Information provided by the owners/agents/developers of sites on the anticipated delivery
- 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 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 the 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 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) 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 about 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 2025 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](#).

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 either a 5% or 20% buffer to the five-year housing land supply where there has been significant under delivery of housing over the previous three years. This is detailed at paragraph 78 (inclusive of footnote). The NPPF makes clear through footnote 43 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 December 2024. The results demonstrate that Lichfield District passes the test with a result of 209%. As such there is not a record of under delivery and no buffer needs to be added.

Windfall allowance

3.21 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 72). Lichfield District has historically consistently delivered windfall sites and as such it is appropriate to include a windfall allowance of 55 dwellings per annum within the housing trajectory beginning in year 3 (2027/2028). Detail of the windfall allowance is included at stage 3 of the SHLAA methodology, which details that a higher windfall allowance could be justified however, a cautious approach is taken.

Non-implementation rate

3.22 Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring. This is demonstrated in Figure 1 below which shows that a very small number of permissions lapse each year for the past 15 years,

with most being implemented. A record of the lapsed planning permissions can be found at [Appendix A](#).

Figure 1: Expired planning permissions (2011-2024)

Year	Number of dwellings expired within year	Total commitments extant	% of commitments lapsed
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	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%
2023-2024	43	5751	0.75%
2024-2025	16	4534	0.30%

3.23 In previous years a 5% non-implementation rate has been used, and the evidence suggests that 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](#).

Figure 2: Annual requirement calculation

Calculation the five-year requirement
Local Housing Need (LHN) annual requirement = 746 dwellings per annum
Five-year requirement (746×5) = 3,730
5% buffer = 5% of 3,730 = 186.5
Total five-year requirement including buffer = $3,730 + 187 = 3,917$ (783 per annum)

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’.

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

Row	Source of dwellings	Total yield
Gross deliverable capacity:		
A	Committed supply (1-4 dwellings)	221
B	Committed supply (5+ dwellings) (<i>including allocations</i>)	1743
C	Strategic Development Allocations (SDAs)	801
D	Windfall allowance (55 dwellings per annum)	165
D1	Gross deliverable capacity (A+B+C+D)	2,930
Deductions:		
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including allocations</i>)	146
F	Demolitions/conversions away from residential to be removed from supply	40
Net deliverable capacity:		
G	Net deliverable capacity in five-year period (D1 – (E+F))	2,744

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 2025). Sites which are not in conformity with current 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 2025 is as follows:

Figure 4: Lichfield District five-year housing land supply calculation (at 1 April 2025)

Lichfield District five-year supply

The five-year supply position for Lichfield district is:

Net deliverable capacity in five-year period ÷ annual requirement = $2744 \div 783 = 3.5$

Lichfield District five-year supply at 1 April 2025 = 3.5 years

4.5 The calculation demonstrates that there is a five-year supply of housing land in the district at 1 April 2025 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 2030.

Figure 5: Five-year housing supply trajectory previous completions (2008-2025)

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	23/24	24/25
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577	766	625	556	745	773	736	609
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	26	44	8	2	17	19	12
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	740	581	548	743	756	716	897
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	6,839	7,436

Figure 6: Five-year housing supply trajectory (2025-2030)

	Year	25/26	26/27	27/28	28/29	29/30
Committed supply (below 5 dwellings)		34	25	51	65	46
Committed supply (5+ dwellings) (<i>including proposed allocations</i>)		330	242	294	427	638
Strategic Development Allocations (SDAs)		113	160	166	182	180
Windfalls Allowance				55	55	55
Annual Gross Completions		477	427	566	729	731
Non-implementation rate (5%)¹		18	13	0	32	37
Annual Demolitions & Conversions Away		8	8	8	8	8
TOTAL NET DWELLINGS		451	406	558	689	686
TOTAL CUMULATIVE NET DWELLINGS		7,887	8,923	9,481	10,170	10,856

¹ Non-implementation rate taken off committed supply and windfalls (does not include SDAs).

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 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 ($19 \div 21$) = 0.9
Five-year requirement (0.9×5) = 4.5
2008-2025 requirement (0.9×17) = 15.3
2008-2025 net pitches delivered (Appendix E) = 14
2008-2025 shortfall ($15.3 - 14$) = 1.3
Applying a 'Liverpool approach':
Shortfall \div remaining years of plan period (2025-2029) = $1.3 \div 4 = 0.32$

Calculating the five-year requirement

Annual requirement + annual shortfall ($0.9 + 0.32$) = 1.22

Five-year requirement (5×1.22) = **6.1**

4.5 Figure 6 demonstrates that the five-year requirement for Gypsy & Traveller plots is **6.1 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 2025	0
B	Net supply of pitches in five-year period (A)	0

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 2025 is as follows:

Figure 8: Lichfield District five-year gypsy and traveller supply calculation (at April 2025)

Lichfield District five-year gypsy and traveller supply

The five-year supply position for Lichfield district at 1 April 2025:

Net supply of pitches in five-year period ÷ annual requirement = $0 \div 1.22$

Lichfield district five-year gypsy & traveller supply at 1 April 2025 = 0 years

Appendix A: Record of lapsed planning permissions

Key – xx/xxxxxx (x) - Planning application reference number (number of homes)

Five Year Housing Land Supply 2025

Year	01/0 2	02/0 3	03/0 4	04/0 5	05/0 6	06/0 7	07/0 8	08/0 9	09/1 0	10/1 1	11/1 2	12/1 3	13/1 4	14/1 5	15/1 6	16/1 7	17/1 8	18/1 9	19/2 0	20/2 1	21/2 2	22/2 3	23/24	24/25
	98/0 1062 (1)							05/0 0888 (1) 05/0 0435 (1) 05/0 1245 (1) 05/0 0224 (9)	06/0 0103 (1) 04/0 1324 (1) 02/0 1405 (1) 07/0 0379 (13)	00/0 0778 (75) 08/0 0832 (12) 08/0 0914 (3) 09/0 0110 (1)	08/0 0114 8 (1) 08/0 0914 (12) 08/0 0914 (3) 09/0 0110 (1)	12/0 0752 12/0 0567 (1) 10/0 0869 (1) 12/0 0642 (1)	12/00 170 (1) 13/00 (941) (1) 10/00 869 (1) 13/01 094 (2)	14/0 0580 (1) 14/0 0113 (3) 14/0 1068 (1) 13/0 0781 (2)	14/0 1099 (6) 14/0 0113 (3) 14/0 1068 (1) 13/0 0781 (2)		17/0 0265 (1) 17/0 0201 (1) 17/0 0914 (1)	18/0 1042 (1) 18/0 1668 (2) 18/0 1448 (1)						

Five Year Housing Land Supply 2025

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	23/24	24/25
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	43	16
Total Commitments	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724	4235	6008	5473	4292	5970	5991	5751	4534
% Lapsed	1.08%	1.80%	0.41%	0.42%	0.66%	0.22%	0.73%	1.48%	2.28%	14.77%	3.52%	1.90%	0.50%	0.02%	0.78%	3%	1.3%	0.6%	2.8%	1.3%	0.7%	0.5%	0.75%	0.3%

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)	25/26	26/27	27/28	28/29	29/30
799	3 Market Street	PPF	2	-		2			
808	24 Tamworth Street	UC	2	-	2				
813	London Road, land rear of 16	PPF	1	-		1			
832	George Lane, land adjacent 11	UC	1	-	1				
847	Lombard Street 27, Chancery House	PPF	4	-			4		
848	119 Birmingham Road	PPF	1	-		1			
861	15 Beecroft Avenue	PPF	2	1			2		
874	St John Street, flat above 3	PPF	3	1				3	
898	Upper St John Street, 169	PPF	1	-				1	
907	12A Lombard Street	PPF	1	-				1	
915	Stafford Road, Sheriffs Ride	PPF	1	-				1	
921	Stafford Road, 5	PPO	4	-					4
923	Shaw Lane, Beacon Croft	PPF	2	1				2	
927	Ivanhoe Road, land read 30-34	UC	2	-					2

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
940	23 Lombard Street	PPF	1	-					1
RD	Burton Road, land off (Anchor side bungalows)	UC	3	3	3				
RD	Borrowcop Lane, 44	UC	1		1				
RD	Tamworth Road, the Cottage	UC	1	1	1				
RD	Quarry Hills Lane, 1	UC		1		1			
RD	St Chads Road, Little Meadows	PPF	1	1		1			
					Total	8	6	6	9

Burntwood

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
622	Bridge Cross Road, 124	UC	1		1				
728	Hudson Drive, Burntwood Health Centre	PPF	4						4
793	Cannock Road, 164	UC	1			1			
844	Chase Road, 159	PPF	1			1			
850	High Street, 204	PPF	1			1			
851	Chorley Road, land rear 2	UC	1			1			
864	Church Street, The Grange	UC	1		1				
876	Cannock Road, 150	UC	2	1	2				
880	School Lane, 62	PPF	1				1		
883	High Street, 87	PPF	3				3		
884	High Street, land rear 87	PPF	2				2		
885	Highfields Road, 121	PPF	1				1		
886	Chestnut Lane, 36	PPF	1				1		
900	Cedar Road, 14 & 16	UC	4	2				4	
901	Cedar Road, 13 to 19	UC	8	4				8	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
905	Springhill Road, 107	PPF	1					1		
917	Chase Road, 21	PPF	1					1		
934	Californian Grove, 21A	PPF	1						1	
					Total	4	4	8	14	5

Alrewas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
69	Main Street, land rear 156	PPF	1				1			
745	Fox Lane, 41	PPF	2					2		
834	Mill End Lane	PPF	1				1			
846	Main Street, 17A	PPF	2			2				
881	Park Road, 74	PPF	1					1		
RD	Mill End Lane, 16 (RD)	PPF	1						1	
					Total	0	2	2	3	1

Armitage with Handsacre

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
803	New Road, 27	UC	1			1				
823	Bridge Road, 9	UC	1		1					
853	Handsacre Crescent, 7	PPF	1				1			
878	Rugeley Road, United Reform Church	PPF	1					1		
882	Alandale Avenue, 14	PPF	1					1		
					Total	1	1	1	2	0

Fazeley, Mile Oak & Bonehill

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
654	Coleshill Street, 6	UC	4		4				
728	Woodfield Close, Lichfield Street	PPO	5				5		
				Total	4	0	5	0	0

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
365	Forrester Close, Pumping Station	UC	1		1				
418	Heath Gap, land adjacent Bear Crossing	PPF	1					1	
831	Long Lane, 34	UC	1		1				
				Total	2	0	0	1	0

Shenstone

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
825	Eastridge Croft, 18	UC	1		1				
RD	Church Road, 7	PPF	1	1			1		
RD	Richard Cooper Road, 63	PPF	1	1				1	
RD	St Johns Hill, 40	PPF	1	1				1	
				Total	1	0	1	2	0

Whittington

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
858	Main Street, 6, Ivy Cottage	PPF	1				1			
875	Back Lane, land at Church Farm	PPF	2					2		
909	Church Street, 29	UC	1					1		
					Total	0	0	1	3	0

Other rural villages and areas – Clifton Campville

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
886	Chestnut Lane, 36	PPF	1					1		
					Total	0	0	0	1	0

Other rural villages and areas – Colton

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
935	Bellamour Way, Colton Lodge	PPF	1					1	
RD	Heathway, 1 Lea Court	PPF	1	1					1
				Total	0	0	0	1	1

Other rural villages and areas – Drayton Bassett

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
835	Salts Lane, Willow End	UC	2	1			2			
					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)	25/26	26/27	27/28	28/29	29/30
658	Croft Close, 27	PPF	1			1			
RD	Old Hall Drive, Yew House	PPF	1	1			1		
RD	The Shrubbery, the Woodlands	UC	1	1	1				
				Total	1	1	1	0	0

Other rural villages and areas – Haunton

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
953	Main Road, the Yews	PPF	2	1				2	
				Total	0	0	0	2	0

Other rural villages and areas – Hill Ridware

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
859	Wade Lane, 23, Ridware House	UC	1				1		
939	Uttoxeter Road, 77	PPF	1						1
				Total	0	0	1	0	1

Other rural villages and areas - Hopwas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
936	Nursery Lane, 30	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)	25/26	26/27	27/28	28/29	29/30
RD	Alrewas Road, 117	PPF	1	1			1		
				Total	0	0	1	0	0

Other rural villages and areas – Little Aston

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
830	Forge Lane, 6, BT Felton & sons Ltd	PPF	1				1		
835	Aldridge Road, 35 Little Aston Hall	PPF	1				1		
856	Roman Lane, Barns Farm	PPF	1				1		
862	Talbot Avenue, Talbot House and Dower House	PPF	3	2			3		
894	Roman Lane, Barns Farm (2)	PPF	1					1	
RD	Squirrel Walk, Reighton House	PPF	1				1		
RD	Walsall Road, 57A	PPF	1				1		
RD	Endwood Drive, The Leys	PPF	1	1				1	
RD	Rosemary Hill Road, 67	PPF	1	1				1	
RD	Woodside Drive, The Bungalow	PPF	1	1				1	
RD	Newick Avenue, 12	UC	1						1
RD	Park Drive, Woodlands	UC	1	1					1
				Total	0	0	8	4	2

Other rural villages and areas – Stonnall

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
865	Cartersfield Lane, land off	UC	3				3		
				Total	0	0	3	0	0

Other rural villages and areas – rural areas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
441	Birmingham Road, 176	UC	1		1				
539	Hadley Gate Lane, Hadley Gate Farm	PPF	1					1	
547	Bardy Lane, Longdon Stud Farm	UC	1		1				
579	Shaw Lane, Spinney Nurseries, Hanch	UC	2		2				
592	Blithbury Road, Cotton Mill Farm	PPF	1						1
659	Tamworth Road, New Buildings Road	PPF	2			2			
663	Pipe Lane, Pipe Lane Farm	UC	2		2				
676	Birmingham Road, 26, adj Derry Farm	PPF	1				1		
706	Church Hill, Cherry Orchard Farm	UC	1		1				
725	Stoneywell Lane, Benbrook Farm	UC	1		1				
753	Blithbury Road, Wood Hurst Farm	UC	1		1				
757	Haunton Road, Acacia Grove Farm	PPF	1		1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
769	Watling Street, Bucks Head Farm	UC	1		1				
780	Land north of 176 Birmingham Road	PPF	1					1	
781	Land south of 176 Birmingham Road	PPF	1					1	
782	Birmingham Road, Todds Auto Engineering	UC	1		1				
807	Stockhay Lane, land adjacent 37	UC	1			1			
812	Cranebrook Lane, Barn Farm	PPF	2			2			
814	Stoneywell Lane, land adj Stoneywell Farm	UC	1			1			
824	Drayton Lane, Oak Farm	UC	2				2		
826	Fox Lane, land adj Long Barn	PPF	1				1		
829	Hay Lane, Barn at Hay Lane Farm	UC	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 Rd, Priory Farm, (2)	PPF	1				1		
860	Stockford Lane, land adj Roadside Cottage	PPF	1				1		
873	Pipe Lane, Littleton House	PPF	1					1	
878	Main Road, Woodingway Farm	PPF	1					1	
879	Newlands Lane, land east Pool Farm	PPF	1					1	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
888	Alrewas Road, land at Lupin Farm	PPF	2					2	
892	London Road, agricultural builing off	PPF	1					1	
893	Little Pipe Lane, Little Pipe House	PPF	1					1	
895	Sutton Road, Hill Farm (gatehouse)	UC	1					1	
896	Blithbury Road, 8 Old Wood Farm	PPFs1 06	1					1	
902	Brockhurst Lane, Keepers Cottage	PPF	1					1	
903	Lysways Lane, Lysways Hall Farm (2)	PPF	1					1	
904	Lynn Lane, Shepherds Farm	PPF	2					2	
906	Cowhill Lane, Oak Meadow	PPF	1					1	
908	Mill Lane, Stonnall House Farm	PPF	1					1	
916	Blithbury Road, 6	PPF	3					3	
922	Green Barns Lane, Oak Farm	PPF	2						2
924	Church Lane, Mavesyn Ridware House	PPF	1						1
928	Watling Street, barn at Bangley lodge Farm	UC	1						1
929	Wood End Lane, Woods Farm	PPF	2						2
930	Drayton Lane, Dexters Barn	UC	2						2
931	Lynn Lane, Shepherds Farm (2)	PPF	1						1
932	Drayton Lane, Oak Farm	PPF	2						2

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
933	Fox Lane, Elmhurst Hall Farm, Walled Garden	PPF	1						1	
937	Summer House Lane, Chorley Hall Farm and Stables	PPF	1						1	
942	Stockings Lane, Lodge Farm	PPF	4						4	
944	Drayton Lane, The Woodlands	PPF	2						2	
949	Church Hill, The Old Post Office	PPF	1						1	
RD	Haselour Lane, Harlaston Fields Equestrian	PPF	1	1				1		
RD	Woodhouses Road, 74	UC	1		1					
RD	Woodhouses Road, 157	UC	1		1					
RD	Meerash Lane, Meerash House Farmhouse	PPF	1	1				1		
RD	Fisherwick Road, Flats 1-3	PPF	2	3				2		
RD	Footherley Lane, Footherley Cottages	UC	4	1		4				
RD	Lower Lane, Maple Brook Cottage	PPF	1	1					1	
RD	Leslie Road, 11A	UC		1			1			
RD	Drayton Lane, The Bungalow	UC		1					1	
RD	Smithy Lane, Churchfield Cottage	PPF		1					1	
RD	Walsall Road, the Bungalow	PPF		1					1	
RD	Lichfield Road, Yew Tree House	PPF		1					1	
					Total	14	11	11	25	26

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

Lichfield City

SHLA A ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/con version away (remaining)	25/26	26/27	27/28	28/29	29/30
136		Beacon Street land at Angel Croft & Westgate House	UC	30	1	25	5			
293	L2	Burton Road, Land at Streethay (Miller extension)	PPO	200					25	50
37	L6	St Chads House, Cross Keys		12						
141	L7	Former Day Nursery, Scotch Orchard		27						
196	L8	Former St Michaels Playing Fields, Deans Croft		9						
79	L10	Land off Burton Road, Streethay	UC	30		25	5			
25	L12	St Johns Street, St Johns Hospital		18						
46	L19	Beacon Street, Angel Croft	UC	6		6				
238	L20	Land at Rosaries		9						
139	L21	Hawthorn House, Hawthorn Close		19						
117	L23	Land off Cherry Orchard		9						
133	L24	Trent Valley Buffer Depot, Burton Road	PPOs10 6	55			25	25	5	

SHLA A ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/con version away (remaining)	25/26	26/27	27/28	28/29	29/30
108	L26	Land at Birmingham Road		92	2					
43	L29	Quonians Lane, land and buildings at	UC	74		10				
329		Station Road, Bridge House	UC	24		24				
382		Chesterfield Road, land adj 106 & 112	UC	7		7				
393		The Friary, former Lichfield Library	PPF	21				21		
421		St John Street, 20, former Access Bookings	UC	8						8
422		Upper St John Street, 71-73, Management House	PPF	8						8
429		Swan Road, 7-9	PPF	6						6
249	OR 7	Land at Watery Lane	UC	678	1	50	50	50	50	50
					Total	147	85	96	80	122

Burntwood

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
5	B3	Maple Close	PPF	54			25	25	4	
142	B8	Cottage of Content PH, Queen Street		10						
158	B13	Bridge Cross Garage		14						

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
270	B19	Chorley Road, Boney Hay Concrete Works		7						
394		Cedar Road, garages blocks adjacent	UC	6					6	
					Total	0	25	25	10	0

East of Rugeley

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
292	R1	Former Rugeley Power Station	PPO	1300					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)	25/26	26/27	27/28	28/29	29/30
80	NT1	Arkall Farm	UC	685		42	100	100	100	100
		Phase 1	UC	180		50	9			
		Phase 1 (small site)	UC	15		15				
387		Syerscote Lane, Silver Birches	PPO	9				9		
423		Browns Lane, land north of	PPO	210				25	50	50

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
						Total	107	109	134	150	150

Alrewas

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
285	A4	Kings Bromley Rd, Jaipur Cottage	Deliverable	50							
						Total	0	0	0	0	0

Armitage with Handsacre

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
69	AH1	Spode Avenue, adj Hayes Meadow School (remaining site)	UC	111		50	23				
						Total	50	23	0	0	0

Fazeley, Mile Oak & Bonehill

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
89	FZ2	Tolsons Mill, Lichfield Street	UC	102		16				
194	FZ3	14 The Green		7						
392		Lichfield Street, Bonehill Mill & 116-112	PPF	20					20	

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
428		Land at Woodfield Close, Lichfield	PPF	9						9
					Total	16	0	0	20	9

Fradley

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
148		Hay End Lane, Midland Pig Producer (part of proposed SHA)	PPO	77				25	50	2
333		Old Hall Lane, Old Hall Farm	PPF	5		5				
					Total	5	0	25	50	2

Other rural villages and areas – rural areas

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
271	OR3	Footerley Lane, Footerley Hall	UC	26	26				26	
362		Lea Lane, Lea Hall Farmhouse	UC	5		5				
387		Syerscote Lane, Silver Birches	PPO	9				9		
390	MR02	Land East of Hill Ridware (neighbourhood plan allocation)	DEL	33					16	17

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
391		Green Barns Lane, Oak Farm	PPF	5				5		
					Total	5	0	14	42	17

Table B.3: Strategic Development Allocations (SDAs)

Lichfield City

SHLAA/Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30	
85	South Lichfield SDA (all other phrases)	UC	331	83	43	40				
363	Claypit Lane, land north of Deanslade Farm	UC	7	7			7			
388	Claypit Lane, land north of Deanslade Farm	UC	6				6			
889	Claypit Lane, land at Deanslade Farm	PPF	2					2		
26	Cricket Lane SDA	PPF	520			70	80	80	80	
					Total	43	110	93	82	80

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
252	Fradley Airfield Phase 2	UC	374		50	50	23		
	Fradley Airfield Phase 1 & 2 addition	UC	35		12				
149	Land at Turnbull Road	PPF	8		8				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	25/26	26/27	27/28	28/29	29/30
140	Land east of Gorse Lane	PPOs106	350				50	100	100
				Total	70	50	73	100	100

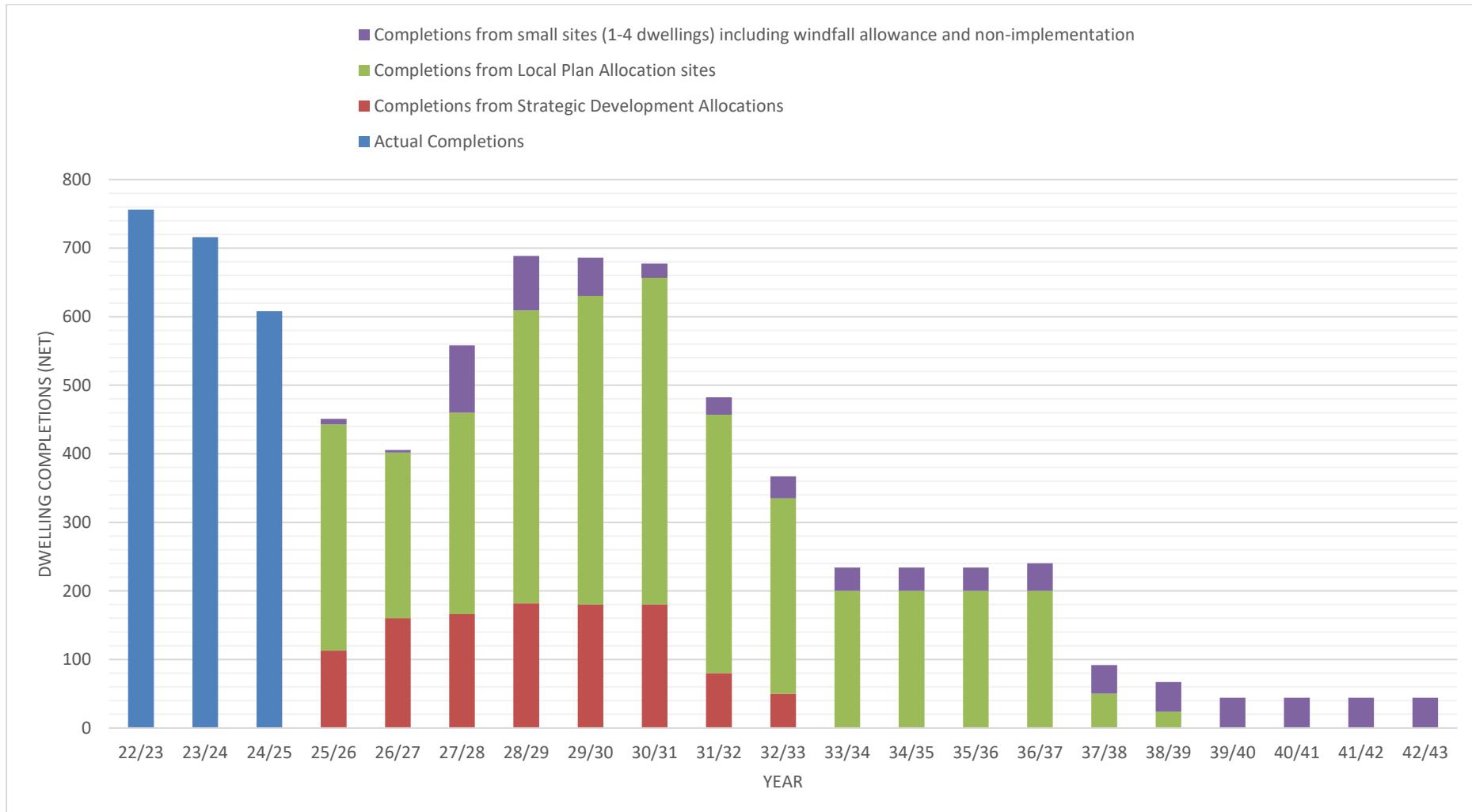
Appendix C: Deliverable site evidence

The following table sets out the evidence in support of the inclusion of several 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
293	Land north of Roman Heights	19/01015/OUTM	200	<ul style="list-style-type: none"> Section 106 Agreement signed 26th July 2024
140	Land east of Gorse Lane, Fradley (Fradley Strategic Development Allocation)	17/00686/OUTM	300	<ul style="list-style-type: none"> Outline application with resolution to grant subject to signing of legal agreement. 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.
292	Rugeley Power Station	19/00753/OUTMEI	2300 (1300 within District)	<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

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 (2008-2025)

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
Land At Cherry Orchard Farm Stafford Road Longdon	20/00666/FUL	Retention of use of land as residential caravan site for 1no gypsy family including 1no touring caravan and 1no static caravan, with provision of 1no amenity building, septic tank, hardstanding area and access – granted at appeal 07 December 2023	2
Land at Bonehill Road, Mile Oak	20/01203/FUL	Allocated within Local Plan Allocations document for an additional pitch. Planning permission granted.	1

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

Location	Planning permission reference	Notes	Number of pitches (net)
Dunroamin, Hungry Lane, Weeford	24/01071/CLE	Certificate of Lawfulness (Existing): Use of land for residential purposes in association with existing caravans	2

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-004-20241212 of](#) the National Planning Practice Guidance (NPPG).

Step 1: Setting the baseline

Set the baseline using the value of existing housing stock for the area. The baseline is 0.8% of the existing housing stock for the area using the most [recently published data](#).

Table 125 (unrounded): Dwelling stock estimate for Lichfield district = 48,514

0.8% of existing dwelling stock = 388.112

This equates to 388 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) = 9.01

The NPPG sets out the calculation which is then used to determine the adjustment factor (Af). No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. This is set out below:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

$$Af = \left(\frac{9.86 - 5}{5} \right) \times 0.95 + 1 = \left(\frac{4.86}{5} \right) \times 0.95 + 1 = 0.972 \times 0.95 + 1 = 1.9234$$

$$388 \times 1.9234 = 746.2792$$

As a result, the local housing need or LHN for the district is a yearly rate of 746 dwellings.