

Settlement and Urban Area Housing Capacity Study

**Policy & Strategy (Planning)
June 2026**



Lichfield
District Council

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Contents

1.	Introduction	4
2.	Why are we doing this?.....	4
3.	Previous studies and existing capacity work.....	4
4.	How this study will be used in plan making.....	5
5.	Methodology.....	5
	Stage 1: Determining the Housing Requirement	5
	Stage 2: Defining the study area and site thresholds.....	5
	Stage 3: Identifying the source of sites	7
	Stage 4: Devising the site proforma	8
	Stage 5: Undertaking the study work.....	9
	Stage 6: Conclusions and recommendations	9
6.	Conclusions and recommendations.....	9
	Appendix A Site Assessment Pro-forma.....	11
	Appendix B Full list of assessed sites	13

1. Introduction

- 1.1. The purpose of this Settlement and Urban Area Housing Capacity Study (herein SUAHCs) is to provide an understanding of the capacity of our urban areas and settlements in accommodating the district's housing needs to support the preparation of the Lichfield District Local Plan 2046.
- 1.2. The study will establish the current capacity of urban sites which benefit from planning permission, have been allocated through the adopted local plan (including any made neighbourhood plans), and provide an analysis of the potential urban capacity of the district's settlements to ascertain the realistic level of growth which can be accommodated through existing sites, allocations and sites within our urban areas and settlements.

2. Why are we doing this?

- 2.1. When preparing local plans, national planning policy and guidance sets out an expectation for local planning authorities to determine the ability of sites within existing settlements and urban areas in maximising the delivery of new homes. The general approach is for previously developed land (alternatively known as 'brownfield land') to be considered first before considering other types of sites, as they are often concentrated within built up areas and therefore are in more sustainable locations well served by existing infrastructure provision, services and transport connections. Assessments such as urban capacity studies are undertaken to determine potential housing numbers that could be delivered within settlements and built-up areas and serve as key pieces of evidence to inform local plans.
- 2.2. Following the revision of the standard methodology in calculating annual housing need, since April 2025 Lichfield District is now required to deliver a minimum of 759 dwellings each year. This represents a significant increase upon the existing plan's requirement of 478 dwellings per year. The council's new local plan is proposing a plan period up to 2046, meaning that, at a minimum the plan will be required to find land that will be able to deliver at least 15,180 homes over the plan period. This study has been carried out to understand the potential that sites in the urban areas and settlements within the district solely have in contributing towards the district's housing requirements over the plan period.

3. Previous studies and existing capacity work

- 3.1. The Council previously prepared urban capacity studies to support past plan preparation. The Urban Capacity Assessment 2016 was used to help inform the Local Plan Allocations document which was adopted in 2019. The SUAHCs will build upon past studies providing an in-depth assessment of the district's potential urban capacity.
- 3.2. The SUAHCs will utilise the information contained within the latest [Strategic Housing Land Availability Assessment](#) (SHLAA) and [Brownfield Land Register](#) (BLR) to determine the ability of the urban areas to assist in meeting the development requirements which will be established through the local plan. Both the SHLAA and BLR are supplemented by the Five-Year Housing Land Supply (FYHLS), all of which are revised and published annually.
- 3.3. The site information contained in the latest published SHLAA and BLR cover up to 1st April 2025 and provides the up-to-date evidence in respect of the potential supply for housing land within the district. They have formed the basis of the data used within this

assessment, to ensure consistency across the evidence base. However, further updates to those assessments and this document will be undertaken at the council's discretion, particularly where material changes in circumstances would fundamentally alter the data used as a basis to this study.

4. How this study will be used in plan making

- 4.1. This study forms part of the evidence base supporting the local plan. The study will not propose to allocate individual sites for development and the inclusion or exclusion of a site from these assessments does not mean a site will be successfully allocated or successfully achieve planning consent.
- 4.2. The study will assist in determining the realistic capacity of sites located within the district's settlements and urban areas to assist in meeting the councils housing requirements. It will provide conclusions in relation to the overall supply of these sites and provide recommendations on how they can progress through future stages of the plan making process.

5. Methodology

- 5.1. The following section details the six-stage methodology which has been used for this urban capacity study and builds upon the approach of the previous studies. Each stage of the methodology is outlined below:

- Stage 1 – Determining the housing requirement
- Stage 2 – Defining the study area and site thresholds
- Stage 3 – Identifying source of the sites
- Stage 4 – Devising the site proforma
- Stage 5 – Undertaking the study work
- Stage 6 – Conclusions and recommendations

Stage 1: Determining the Housing Requirement

- 5.2. The housing requirement for Lichfield district is established through the local housing need (LHN) using the 'standard methodology' as set out in national policy and guidance. As of April 2026, the district's LHN is 759 dwellings per annum, a significant increase upon past annual requirements. The Government requires all councils to use the 'standard methodology' approach to calculating housing need, which is calculated based upon a proportion of the total dwelling stock in the local authority area with an adjustment made to the area's overall housing affordability (expressed as a ratio), both of which are updated annually.

Stage 2: Defining the study area and site thresholds

- 5.3. The SUAHCS will assess the capacity of sites which are located within the built-up areas of all settlements within Lichfield district. This will be defined as Lichfield city, Burntwood and all settlements which have an existing settlement boundary, identified through the adopted local plan or 'made' neighbourhood plans where relevant. Figure 1 below illustrates those settlements which will be considered alongside Lichfield and Burntwood (neither of which have an adopted settlement boundary).

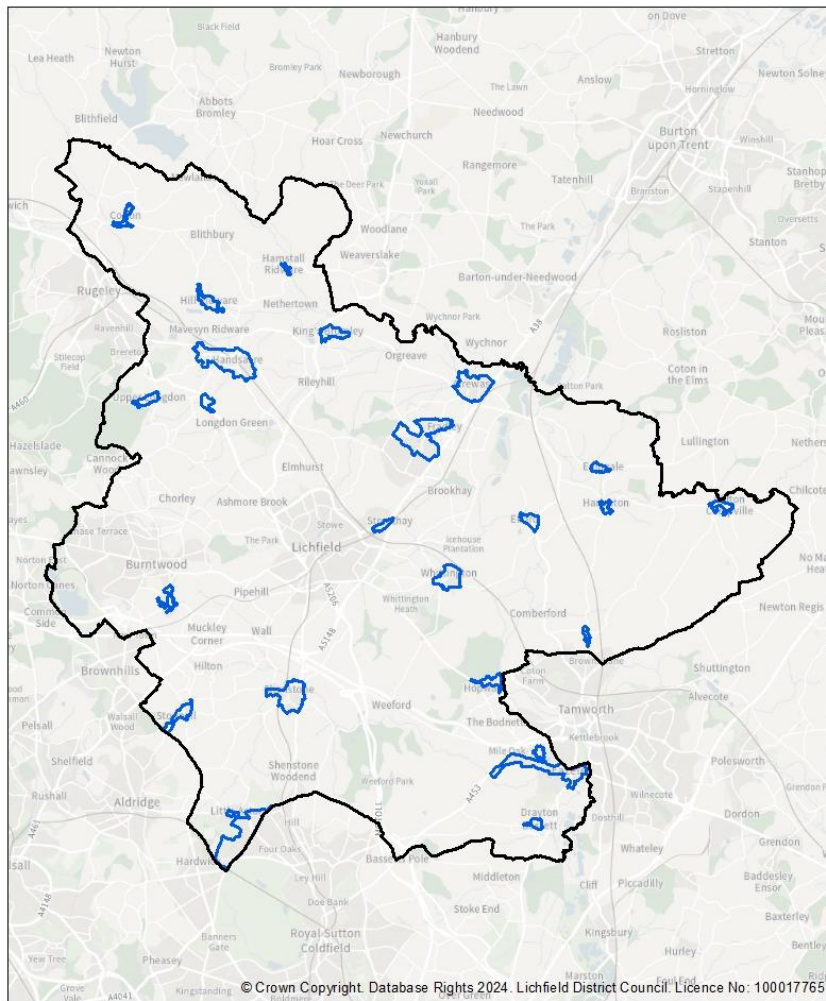


Figure 1: Study area and settlement boundaries

5.4. For the purposes of presenting the capacity data in the study conclusions, the urban areas and settlements are organised by their respective position in the settlement hierarchy as set out in the Settlement Sustainability Study 2024. The hierarchy is set out below:

Level 1 & 2 Settlements (Urban Areas)	Lichfield City Burntwood
Level 3 Settlements	Fazeley, Mile Oak and Bonehill Little Aston Shenstone Armitage with Handsacre Alrewas Whittington

	Fradley
Level 4 Settlements	Stonnall Kings Bromley Hopwas Streethay
Level 5 Settlements	Hill Ridware Longdon Colton Edingale Elford Drayton Bassett Clifton Campville Wigginton Harlaston Upper Longdon Hamstall Ridware

Figure 2: Lichfield District Settlement Hierarchy (from Settlement Sustainability Study 2024)

- 5.5. Within the defined study area, it is important to define the site thresholds that will be applied. National planning practice guidance, for the [purposes of land availability assessments](#), suggests the use of a threshold of sites for five or more dwellings¹. Additionally, this threshold is applied to the council’s strategic housing land availability assessments. Therefore, for the purposes of the assessment, sites capable of delivering five or more dwellings within the built-up areas of Lichfield, Burntwood and within the settlement boundaries (illustrated on Figure 1) will be assessed.
- 5.6. With specific exceptions, sites associated with the Strategic Development Allocations (SDAs) identified in the Local Plan Strategy have not been considered for this capacity study, as they are located outside of settlement boundaries and/or form extensions to urban areas and large towns in neighbouring districts. These sites form the district’s largest existing commitments within the five-year housing land supply, and their delivery or ‘build out’ rate are monitored annually.

Stage 3: Identifying the source of sites

- 5.7. The SHLAA 2025 provides the council’s most up to date data in respect of potential residential sites within the district. The SHLAA 2025 provides the base data for this study.

¹ Paragraph: 009 Reference ID: 3-009-20190722

The detailed methodology within the SHLAA provides details on the sources of sites used. These are:

- Existing allocations for residential development (not counting SDAs) from the adopted local plan or any 'made' neighbourhood plans
- Sites with the benefit of extant planning consent for residential development, including those which are under construction (or implemented)
- Sites where consent for residential development has expired, or where application for residential development has previously been withdrawn
- Land owned by the local authority or surplus public sector land
- Vacant and/or derelict land or buildings and other redevelopment opportunities (including sites identified on the council's Brownfield Land Register Part 1)
- Sites submitted through the council's 'call for sites' process and/or through representations to local plan and neighbourhood plan consultations

5.8. The schedule of all the sites assessed for this study is included at Appendix B.

Stage 4: Devising the site proforma

5.9. The pro-forma was designed to capture information specifically for the purposes of this study. It does not seek to replicate the detailed pro-forma required when a site is submitted through the 'call for sites' process, nor the detailed information assessed within the latest SHLAA. The SHLAA process evaluates several issues including the achievability and suitability of sites through a range of criteria, which includes consideration of constraints (physical, policy and environmental) and issues surrounding current land uses. The pro forma for this study sought to understand whether a particular site would be able to deliver new homes within the plan period.

5.10. The pro-forma sought to understand from site promoters, owners and/or agents whether a site is still available for residential development and whether such a development proposal would be able to come forward within the short, medium or long term². The pro-forma was provided to all sites identified at stage 2 of the methodology (except for sites which are under construction unless there is evidence that such a site has stalled)

5.11. The pro-forma asked the following questions:

- Is the site still available/being pursued for residential development?
- Where a site has planning permission confirm the status of the site: Site complete/site under construction/revised scheme to be submitted/unlikely to pursue development
- Where a site does not have planning permission confirm the status of the site: preparing or intending to submit a planning application/likely to pursue development/unlikely to pursue development/site being marketed for sale/site already sold to developer.
- Are there any known issues preventing the site from coming forward?
- If a site is no longer being promoted for residential development are there any other land uses/developments being considered?

² Short term (0-5 years), medium term (6-10 years), long term (10+ years)

- 5.12. The pro forma was used to determine information about the likely timescales within which development may be achieved. The pro forma template has been included in Appendix A.

Stage 5: Undertaking the study work

- 5.13. The pro-forma was emailed and/or posted to the last known agent or landowner of a site using the latest submission information available to the council, for example from the 'call for sites' or representations to local plan consultations. When ownership information was not known for a site, land registry searches were undertaken.
- 5.14. The pro-forma was provided to the site promoter/agent with a response requested within one month (4 weeks) from receipt. Where no responses were received, a follow up request was sent to the site promoter/agent. Where no response to the follow up request was received, it was assumed that the site was not available for development and as such would be unlikely to contribute to the potential urban capacity within the district.
- 5.15. In addition, officers undertook a desk-top analysis of all assessed sites, including the deliverability information within the latest SHLAA. This enabled officers to identify specific constraints which could preclude or restrict the ability of a site to be developed for residential purposes. Where appropriate, additional information regarding a site from stakeholders was gathered and noted within the individual site assessments
- 5.16. All collated information was included in an urban capacity spreadsheet where officers considered site information and the responses received in order to make a judgement on the potential capacity of each assessed site.

Stage 6: Conclusions and recommendations

- 5.17. Following the survey work, conclusions have been drawn to determine the potential capacity for new homes to be delivered on sites exclusively within the district's urban areas and the settlement boundaries, based upon the current and future commitments as well as potential additional capacity identified through the responses. In determining potential additional capacity, for any site in consideration for future promotion, the minimum capacity figure listed for that corresponding SHLAA site was used unless an alternative figure was provided by the site promoter.

6. Conclusions and recommendations

- 6.1. The results of the assessments are presented below and have been organised by settlement tier as defined in the Settlement Hierarchy. The capacity figures for each individual settlement/urban area are also presented:

Level 1 & 2 Settlements (Urban Areas)		
Settlement/urban area name	Net deliverable supply capacity 2026-2046 (sites of 5 dwellings +)	Net potential additional capacity up to 2026-2046
Lichfield city	166	161
Burntwood	132	14
Level 3 Settlements		
Fazeley, Mile Oak and Bonehill	45	0
Little Aston	0	0
Shenstone	0	0

Armitage with Handsacre	73	0
Alrewas	0	17
Whittington	0	0
Fradley	498	0
Level 4 Settlements		
Stonnall	0	0
Kings Bromley	0	0
Hopwas	0	0
Streethay	30	0
Level 5 Settlements		
Hill Ridware	33	0
Longdon	0	0
Colton	0	0
Edingale	0	0
Elford	0	0
Drayton Bassett	0	0
Clifton Campville	0	0
Wigginton	0	0
Harlaston	0	0
Upper Longdon	0	0
Hamstall Ridware	0	0
TOTAL CAPACITY	977	192
TOTAL URBAN CAPACITY 2026-2046	1,169	

Figure 3: Urban Capacity Housing Figures 2026-2046 – Commitments and Potential Additional Supply

- 6.2. Currently, there is a committed urban capacity in the district of 977 dwellings for the duration of the plan period, with the majority of this supply expected to come forward over the next five years (up to 2031). The largest contributions towards this figure are several outline consents within Fradley (totalling 498 dwellings), followed by consented and implemented sites within Lichfield (166 dwellings) and Burntwood (132 dwellings). In terms of potential future capacity, based on the most up to date evidence received from stakeholders, and following the SHLAA methodology to work out development yield, it is considered that approximately 192 dwellings could come forward through site promotions (including application submissions) in the future.
- 6.3. Based on the received and available information, development growth potential within the settlements and urban areas in the district is limited when assessed against district's significant housing needs. It is therefore recommended that these site opportunities are reviewed more intrinsically, through more detailed site analysis work involving the site promoters and that discussions are focused on understanding the potential for maximising/increasing densities (dwelling per hectare) on appropriate sites.

Appendix A Site Assessment Pro-forma

Site assessment questionnaire 2025

Lichfield district council are undertaking an assessment of its urban capacity as part of the evidence base supporting its new local plan. The following questionnaire has been sent as the site detailed below has been promoted for residential development previously and is included within the council's [Strategic housing land availability assessment](#) (SHLAA).

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

Site address: Click here to enter text.	Applicant/agent address: Click here to enter text.
Planning application number (if applicable):	SHLAA ID number:

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

- Yes
- No

Q2: Does the site benefit from planning permission for residential development?

- Yes (Please proceed to Q2a)
- No (Please proceed to Q2b)

Q2a: Site does have planning permission for residential development – Please confirm the current status of the site (please tick all that apply):

- Site is complete – please include the approximate date of completion below:

Click here to enter text.

- Site is currently under construction – please include approximate date of anticipated completion below:

Click here to enter text.

- Likely to submit a revised scheme
- Unlikely to pursue residential development of site

Please add any additional comments below:

Click here to enter text.

Q2b: Site does not have planning permission for residential development – please confirm the current status of the site (please tick all that apply):

Currently preparing/intending to submit planning application for residential development – if so please include the estimated date of submission below:

[Click here to enter text.](#)

- Likely to pursue residential development of the site
- Unlikely to pursue residential development of the site
- Site currently being market for sale
- Site already sold or under option to developer

Please add any additional comments below:

[Click here to enter text.](#)

Q3: When do you consider development could come forward?

0-5 years	6-10 years	10+ years
Click here to enter text.	Click here to enter text.	Click here to enter text.

Q4: Are there any known issues preventing this development from coming forward (for example viability issues, seeking alternative uses etc.)?

[Click here to enter text.](#)

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

[Click here to enter text.](#)

Appendix B Full list of assessed sites

SHLAA ID	Site name	Settlement/urban area	Site area (ha)	Planning permission?	Under construction?	Pro forma/desktop assessment commentary	Include in urban capacity figures?	Capacity
1	Lichfield Highway Depot	Lichfield	1.02	No	No	<ul style="list-style-type: none"> Site owned and managed by SCC Currently still being used by SCC with no immediate intention of re-development Unlikely to pursue residential development of the site 	No	n/a
3	Greenwood House	Burntwood	0.53	No	No	<ul style="list-style-type: none"> Site has been redeveloped to health centre 	No	n/a
5	Land at Maple Close	Burntwood	1.33	Yes (22/00658/FULM)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site B5) Site is currently under construction Remaining capacity of site to be counted in urban capacity figure 	Yes	54 (remaining consented)
7	Former Minster Hall Youth Centre, Lichfield	Lichfield	0.15	No	No	<ul style="list-style-type: none"> Site in use as a school music centre 	No	n/a
9	The Abattoir, Eastgate Street	Burntwood	0.57	No	No	No information was received	No	n/a

24	Land at Lynn Lane, Shenstone	Shenstone	2.09	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site S1) Site has had several applications to redevelop over the years, most recent one was refused (25/00093/FULM) Site has been recently sold to commercial occupier, long term leasehold Site is to be retained for commercial uses only 	No	n/a
25	Birmingham Road, land adjacent St Johns Hospice	Lichfield	0.45	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L12) Likely to pursue residential development of the site (0-5 years) 	Yes	18 (allocation)
37	St Chads House, Cross Keys	Lichfield	0.15	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L6) Likely to pursue residential development on the site (0-5 years) 	Yes	12 (allocation)
43	Land at Quonians Lane and Dam Street	Lichfield	0.83	Yes (19/00318/FULM)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L29) Care home development has been completed, conversions along Dam Street are under construction 	Yes	10 (remaining consented)
45	Land at 29 Sandford Street	Lichfield	0.1	No	No	No information was received	No	n/a
46	Beacon Street, former Angel Croft Hotel	Lichfield	0.21	Yes (13/01223/COU)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L19) Site is currently under construction and is expected to complete in 2026 	Yes	6 (remaining consented)
48	Central garage depot, Queen Street	Lichfield	0.1	No	No	No information was received	No	n/a

59	Lichfield day centre, Braeburn Close	Lichfield	0.34	No	No	<ul style="list-style-type: none"> Site owned and operated by SCC Unlikely to pursue residential development of the site Site was recently refurbished and is currently in use as a community/day centre with no intentions to dispose 	No	n/a
69	Acresford Park, Spode Avenue	Armitage with Handsacre	10.4	Yes (15/01198/OUTM)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site AH1) Site is currently under construction 	Yes	73 (remaining consented)
73	Lichfield Street, Fazeley Saw Mill/Gould's Timber Yard	Fazeley, Mile Oak and Bonehill	0.62	No	No	No information was received	No	n/a
77	Land at Cloisters Walk	Whittington	0.28	Yes (19/00306/FUL)	No	<ul style="list-style-type: none"> Site is now completed 	No	n/a
79	Land at Burton Road, Streethay	Streethay	0.96	Yes (21/01595/FULM)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L10) Site is currently under construction 	Yes	30 (remaining consented)
86	Land at Meadowbrook Road	Lichfield	0.53	No	No	<ul style="list-style-type: none"> Site owned by LDC as amenity space Site is in use and there is no intention to develop 	No	n/a
87	Lichfield Social Club, Purcell Avenue	Lichfield	0.29	No	No	<ul style="list-style-type: none"> Site owned by LDC and currently in use No intention to develop the site 	No	n/a
89	Lichfield Street, Tolsons Mill	Fazeley, Mile Oak and Bonehill	0.85	Yes (18/00076/FULM)	Yes	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site FZ2) Site is currently under construction, reportedly nearing completion 	Yes	16 (remaining consented)
92	Land off New Road	Armitage with Handsacre	1.9	No	No	No information was received	No	n/a

93	Land off Old Road	Armitage with Handsacre	0.25	No	No	No information was received	No	n/a
105	Land east of Birmingham Road	Lichfield	0.8	No	No	<ul style="list-style-type: none"> Part of SDA (South of Lichfield) Site delivered as retail/commercial units 	No	n/a
108	Land at Birmingham Road	Lichfield	2.13	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L26) Site is owned by both LDC and SCC (bus station), corporate ambition to redevelop sites over coming years Current estimated capacity from existing site allocation is 91 dwellings but is likely to be higher 	Yes	91 (allocation)
110	Garage Site, Swan Island	Burntwood	0.16	No	No	No information was received	No	n/a
111	Land off Dimbles Hill	Lichfield	0.37	No	No	<ul style="list-style-type: none"> Site is owned by LDC LDC Property Services confirmed not to be releasing the land 	No	n/a
112	Redcourt House, Greenhill	Lichfield	0.11	No	No	No information was received	No	n/a
113	Recourt Car Park, Gresley Row	Lichfield	0.26	No	No	<ul style="list-style-type: none"> Site is owned by LDC, currently in use LDC Property Services have no plans to release the site 	No	n/a
114	Former Squash Club, Spinney Lane	Burntwood	0.57	No	No	No information was received	No	n/a
117	Land off Cherry Orchard	Lichfield	0.1	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L23) Currently in employment use No response was received from the landowner 	No	n/a
129	Former HSBC Hire, Streethay	Streethay	2.4	No	No	<ul style="list-style-type: none"> Previously promoted for residential uses but 	No	n/a

						<p>currently remains in employment/industrial use</p> <ul style="list-style-type: none"> • Site promotion is dependent on change in lease, according to site owner • As site is not available at base date of 1st April 2026 it has not been included in the UC figures • However recommend to review site status as plan progresses and contact land owner for update 		
133	Former Rail Depot, Trent Valley Road	Lichfield	1.9	No (there is a resolution to grant permission subject to the signing of a S106 agreement, current application 21/00545/OUTM)	No	<ul style="list-style-type: none"> • Existing allocation in the LPA 2019 (Site L24) • Site owned and managed by Network Rail • Network Rail are likely to submit a revised scheme, have withdrawn the previous application that was awaiting S106 signing • Operational requirements are constraining the site, so NR are exploring alternative use options • Residential development is still being considered so it can be included within the UC figures 	Yes	55 (allocation)
136	Land at Westgate House, Bird Street	Lichfield	1.2	Yes (20/01374/FULM)	Yes	<ul style="list-style-type: none"> • Site is under construction 	Yes	30 (remaining consented)
137	Land rear public house, Main Street	Stonnall	0.35	No	No	No information was received	No	n/a
138	Former Guardian House,	Lichfield	0.67	Yes (19/00115/FULM)	No	<ul style="list-style-type: none"> • Site is completed 	No	n/a

	Birmingham Road							
139	Hawthorn House, Burton Old Road	Lichfield	0.6	No	No	<ul style="list-style-type: none"> Site is owned by SCC Site is the subject of a Regulation 3 planning application (SCC/23/0130/FULL-MIN) for demolition and rebuild to provide expansion to the existing disabled adult care accommodation Site is a non-housing use (Use Class C2, not elderly peoples housing or student accommodation) so it won't be counted in the figures 	No	n/a
140	Land off Gorse Lane	Fradley	12	Yes (17/00686/OUTM)	No	<ul style="list-style-type: none"> Site is part of SDA (Fradley) which also falls within Fradley's defined settlement boundaries Approved planning application did not specify the number of dwellings, so for now the SHLAA figure has been used 	Yes	250 (indicative)
141	Land off Scotch Orchard	Lichfield	0.6	Yes (23/00422/FULM)	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L7) Site is complete (new care home for elderly people) Should be counted in UC figures 	Yes	66 (consented/built)
142	Queen Street, Cottage of Content Public House	Burntwood	0.24	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site B8) No information was received, therefore it is assumed that it is not available for residential development 	No	n/a

149	Land at Common Lane	Fradley	0.57	Yes (18/01693/FUL)	Yes	<ul style="list-style-type: none"> Site is under construction 	Yes	8 (remaining consented)
150	Land at 14 The Green, Bonehill	Fazeley, Mile Oak and Bonehill	0.22	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site FZ3) No information was received therefore it is assumed that it is not available for residential development 	No	n/a
151	Church Street, land at Tesco Extra	Lichfield	0.25	Yes (07/00369/FULM)	No	<ul style="list-style-type: none"> Was part of permission for Tesco Extra store - store complete many years ago but apartments never delivered (unlikely to be delivered) but technically extant as permission was implemented Implementation was construction and completion of the Tesco store and car park, with the apartments being the only element of the proposal that were not started. Site is now informal green space and a small car park. No information was received therefore it is assumed that the site is not available for residential development 	No	n/a
158	Former Bridge Cross Garage, Cannock Road	Burntwood	0.34	Yes (23/01439/FULM)	Yes	<ul style="list-style-type: none"> Care home scheme allowed on appeal and is currently under construction 	Yes	72 (remaining consented)
171	Bird Street Car Park	Lichfield	0.54	No	No	<ul style="list-style-type: none"> LDC own and operate car park Car park is currently in use LDC Property Services have no plans to release the site 	No	n/a

180	Grange Road garage courts	Burntwood	0.3	No	No	No information was received	No	
184	36 Hardwick Road	Little Aston	0.47	No	No	No information was received	No	n/a
196	Former St Michaels School playing fields	Lichfield	0.23	No	No	<ul style="list-style-type: none"> Existing allocation in LPA 2019 (Site L8) SCC looking to redevelop site for housing, timescales were based off previous application for site (refused in October 2024) but can be included within UC figures, for now allocated figure will be counted as potential additional capacity 	Yes	9 (indicative, based off allocated figure)
219	Land adjacent Lichfield Social Club, Netherstowe	Lichfield	0.47	No	No	<ul style="list-style-type: none"> Site owned and managed by LDC LDC Property have no plans to release the site for development 	No	n/a
229	Land at Chapel Lane and Blacksmith Lane	Whittington	0.61	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site W3) No intention to develop, site unlikely to come forward for housing 	No	n/a
232	Swan Road Car Park	Lichfield	0.13	No	No	<ul style="list-style-type: none"> Car park currently in use. LDC Property have no plans to release the site for development. 	No	n/a
234	Queens Drive Industrial Estate	Burntwood	1.5	No	No	<ul style="list-style-type: none"> Industrial estate in multiple ownership, not within an existing employment area designation Site is currently occupied by businesses, unlikely to come forward for residential development within a reasonable timeframe 	No	n/a

238	Land off The Rosaries	Lichfield	0.23	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L20) Previous planning applications on site have been refused No further information was received from landowner 	No	n/a
247	Trent Valley Road, Former GKN	Lichfield	2.4	No	No	<ul style="list-style-type: none"> Within Existing Employment Area, however site is cleared and currently vacant Site has previously being promoted for commercial development however, as of April 2026, the site owners are now working with LDC to develop a masterplan for this site, supporting a residential led scheme Capacity of site to be reviewed through master planning process, for now SHLAA capacity figure has been used to determine potential additional capacity 	Yes	72 (indicative capacity)
253	Former Olaf Johnson Site, Cannock Road	Burntwood	2.4	Yes (24/00843/FULM)	No	<ul style="list-style-type: none"> Site is complete and is now a supermarket 	No	n/a
285	Kings Bromley Road, Delhi Divan	Alrewas	0.15	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site A4) Likely to pursue residential development of the site, however this is dependent on the lease changing. Currently the business on site (curry house) remains in operation. 	No	n/a

319	Davidson Road, Old Brewery Maltings	Lichfield	0.06	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L31) Site has been redeveloped for commercial use (car garage) 	No	n/a
323	Davidson Road, St John Street Garage	Lichfield	0.09	No	No	<ul style="list-style-type: none"> Existing allocation in the LPA 2019 (Site L31) Site has been redeveloped for commercial use (car garage) 	No	n/a
329	Station Road, Bridge House	Lichfield	0.86	Yes (18/00159/FULM & 22/01149/FULM)	Yes	<ul style="list-style-type: none"> Site is currently under construction, but has been stalled for a time 	Yes	10 (consented under recent planning application – 22/01149/FULM)
333	Old Hall Lane, Old Hall Farm	Fradley	0.64	Yes (22/00699/FULM)	Yes	<ul style="list-style-type: none"> Site is currently under construction 	Yes	5 (remaining consented)
342	Land west of Mill End Lane	Alrewas	0.7	No	No	<ul style="list-style-type: none"> Likely to pursue residential development of the site within 5 years 	Yes	17 (indicative)
379	Land at Rectory Lane	Armitage with Handsacre	0.86	No	No	No information was received	No	n/a
380	Birmingham Road, Shire House	Lichfield	0.23	No	No	<ul style="list-style-type: none"> Site has been redeveloped for employment uses 	No	n/a
382	Land adjacent 106 and 112 Chesterfield Road	Lichfield	0.1	Yes (21/00107/FUL)	Yes	<ul style="list-style-type: none"> Site is under construction 	Yes	7 (remaining consented)
392	Lichfield Street, Bonehill Mill and 116-122	Fazeley, Mile Oak and Bonehill	0.6	Yes (22/01526/COUM)	Yes	<ul style="list-style-type: none"> Site is under construction 	Yes	20 (remaining consented)
393	The Friary, former Lichfield Library	Lichfield	0.3	Yes (22/00992/COUM)	Yes	<ul style="list-style-type: none"> Site is currently under construction 	Yes	21 (remaining consented)
394	Cedar Road, garage blocks adjacent to 61	Burntwood	0.17	Yes (23/00992/FUL)	Yes	<ul style="list-style-type: none"> Site is currently under construction 	Yes	6 (remaining consented)

404	Land south of Cannock Road	Burntwood	0.45	No	No	<ul style="list-style-type: none"> Site owner is promoting the land for residential development, expects the site to come forward within the next 5 years 	Yes	14 (indicative)
413	Swan Paddock	Longdon	0.6	No	No	No information was received	No	n/a
421	St John Street, Former Access Bookings	Lichfield	0.17	Yes (23/00692/FUL)	Yes	<ul style="list-style-type: none"> Site is under construction 	Yes	8 (remaining consented)
422	Upper St John Street, 71-73 Management House	Lichfield	0.08	Yes (23/01395/COU)	Yes	<ul style="list-style-type: none"> Site is under construction 	Yes	8 (remaining consented)
424	Land East of Hill Ridware (neighbourhood plan allocation)	Hill Ridware	2.8	No	No	<ul style="list-style-type: none"> Allocated for residential (33 dwellings) in the Mavesyn Ridware Neighbourhood Plan Recently allocated (2025) therefore it is considered appropriate to include within the committed supply 	Yes	33 (allocated capacity)
428	Land at Woodfield Close, Lichfield Street	Fazeley, Mile Oak and Bonehill	0.18	Yes (22/00254/OUT & 24/00872/FUL)	No	<ul style="list-style-type: none"> Recently consented scheme 	Yes	9 (remaining consented)
429	Swan Road 7-9	Lichfield	0.1	Yes (24/00908/COU)	No	<ul style="list-style-type: none"> Site is completed 	No	n/a