

Strategic Housing Land Availability Assessment 2016

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Foreword

The Strategic Housing Land Availability Assessment (SHLAA) is a snapshot of land which is known to be, or has the potential to be made available for housing development in Lichfield District in the period up to 2029. It identifies sites which have the potential to accommodate housing, estimates their future potential capacity and assesses the status of sites already allocated for housing through the Lichfield District Local Plan, as well as sites which have planning permission for housing. It is recognised that settlements evolve and land uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but a 'living' one which will be reviewed and updated.

This is the ninth edition of the SHLAA and follows the document which was published in October 2015. The SHLAA will be updated annually, alongside the Employment Land Availability Assessment (ELAA), the Authority Monitoring Report (AMR) and the Five Year Housing Land Supply Paper as part of the District Council's suite of monitoring documents.

Lichfield District Council together with Cannock Chase District and Tamworth Borough Council have developed a shared methodology for their respective SHLAA's which has been devised to comply with guidance within the National Planning Practice Guidance (PPG)

The SHLAA forms part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan which cover housing development are based on many considerations, of which this assessment is only one.

SHLAA Disclaimer

The inclusion of any site in this assessment **does not** indicate that it will be allocated or successfully obtain permission for housing⁽ⁱ⁾. The SHLAA is published with a view that it will be available alongside the Local Plan as part of the evidence supporting the Plan. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

i Other than those sites with planning permission or identified in an adopted Plan

1 What is a Strategic Housing Land Availability Assessment?

1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to demonstrate that there are sufficient suitable sites within the study area (the District) to meet the identified housing need over the plan period (NPPF para 159). The SHLAA should be used to establish realistic assumptions about the availability, suitability and the likely economic viability of land over the plan period.

1.2 The National [Planning Practice Guidance](#) (PPG) was published on 6th March 2014, and updated in 27th March 2015. This includes updated land availability assessment guidance which supersedes earlier practice guidance. The PPG makes clear that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes and should produce the following core outputs:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development and consideration of associated risks.

1.3 Lichfield District Council, Cannock Chase District Council and Tamworth Borough Council share a SHLAA methodology which meets the requirements of the PPG and is used across the three local authority's which form part of the same housing market area as identified through evidence supporting each authority's Local Plans. The methodology has been devised so that each authority will still undertake and produce their own SHLAA on an annual basis, whilst allowing for local elaboration to reflect the District Characteristics of each Local Authority Area.

1.4 The sites identified by the Lichfield SHLAA can be broadly divided into three categories, These categories are defined within the National Planning Policy Framework (NPPF):

- **Deliverable sites** are those that are available now, are in a suitable location for housing and there is realistic prospect that housing will be delivered on the site within the next 5 years and in particular that development of a site is viable.

- **Developable sites** are those that are, or are likely to become available for housing development, where there is a reasonable prospect they could be developed in the future. Sites should be in a suitable location for housing development and that they can be viably delivered at the point envisaged.
- **Not developable sites** are those where one or more of the constraints to development are severe and it is not known when they might be overcome. For examples those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable. It should be noted however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

1.5 In identifying these potential sites, the SHLAA has assessed:

- The likely level of housing that could be provided if unimplemented planning permissions were carried forward and development took place;
- Land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing, including within mixed use developments;
- The potential level of housing that could be provided on identified land;
- Constraints affecting particular sites and what action could be taken to overcome these;

1.6 The assessment includes:

- The context provided by evidence of the housing requirement and the scale and nature of recent housing development within the District;
- A list of identified sites, cross-referenced to maps showing their locations and boundaries;
- An assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability);
- An estimate of the potential quantity of housing that could be delivered on each site;
- The constraints on the delivery of identified sites; and
- Recommendations on how these constraints could be overcome and when.

1.7 This SHLAA does not make judgements as to what the spatial strategy of the Local Plan should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Plan. Furthermore, the SHLAA identifies all settlements where housing could be provided, not just the main urban areas, in order to look at all potential sources of supply.

1.8 The assessment will be kept up-to-date annually and published as part of the Council's suite of monitoring documents which includes the Authority Monitoring Report (AMR), Employment land Availability Assessment (ELAA) and Five Year Housing Land Supply Paper.

2 Aims & Objectives

2.1 Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing. The NPPF requires Local Authorities to identify and annually update their supply of sites available for housing. The SHLAA remains the best method to do this, and when combined with the Five Year Housing Land Supply Paper will provide a detailed picture of the Districts housing supply. The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to significantly boost the supply of housing.

2.2 The objective of an Assessment is to provide robust information on potential housing sites to:

- Identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites);
- Identify specific developable sites for the medium term (years 6–10) and ideally in the long term (years 11–15), to enable the five-year supply to be topped-up; and
- Where it is not possible to identify specific sites, to indicate broad locations for future growth in years 11 – 15 of the SHLAA period.

Data availability and baseline

2.3 The base date for the SHLAA is the current monitoring year of 2015 - 2016 including completions and sites with planning permission up to the end of March 2016. Additionally sites submitted through the SHLAA process and 'Call for Sites' have been included to April 2016.

3 Targets & Lichfield District Context

3.1 The NPPF requires Local Authorities to set their own housing targets to meet the 'full, objectively assessed needs for market and affordable housing'. Lichfield District Council adopted its Local Plan Strategy on 17th February 2015. The Local Plan Strategy proposes the delivery of 10,030 homes between 2008-2029, which also includes 1,000 homes to meet the needs arising in neighbouring authorities (500 for Tamworth Borough and 500 for Cannock Chase District). This equates to annual delivery of 478 homes with the objectively assessed need of Lichfield District being 430 homes per annum.

3.2 The National Planning Policy Framework (paragraph 47) states that local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years with an additional 5% buffer to be moved forward from later in the plan period.⁽ⁱⁱ⁾ The NPPF also states Authorities should identify specific 'developable' sites and broad locations that will enable continuous delivery of housing for years 6-10 and, where possible, for years 11-15.

3.3 Housing figures (permissions, completions and commitments) for each year are compiled and checked in time for the Authority Monitoring Report (AMR). This information has now been updated to the end of March 2016. It identifies net completions in the District of 1,881 since 2008 and there remains a committed supply of some 3,671 dwellings (deliverable sites with planning permission and those under construction) with further supply which will be delivered from those Strategic Development Allocations yet to obtain planning permission (1,350 dwellings). Based on a target of 10,030 homes this would mean a net remaining requirement of 3,128 additional dwellings to deliver up to 2029 (this figure includes the 1,000 homes to be considered in the broad development location to the north of Tamworth).

3.4 As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been kept within the assessment in simple tabulated form and remain plotted on to the mapping so that it is clear where development has taken place. Copies of the residential land report can be viewed via the monitoring section of the District Council's website.

<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Monitoring>

ii See Five Year Housing Land Supply Paper

4 Methodology

4.1 This section sets out the methodology used for this assessment. This edition of the SHLAA has closely followed the guidance contained within the PPG and the agreed methodology being utilised by the three south-east Staffordshire authorities. The methodology below will also set out the District specific elements which have been applied to reflect the distinctive character of Lichfield District.

Stage 1: Identification

What geographical area should the assessment cover?

4.2 The Practice Guidance (PPG) advocates that SHLAAs be produced to cover the housing market area. However, it also states that different areas can be used for the assessment including local planning authority areas (ID: 3-007-20140306). As set out at paragraph 1.3 the SHLAA methodology will be used across the south-east Staffordshire housing market area, with each authority carrying out the assessment within its own administrative boundaries. Previous editions of the SHLAA have been produced at the District level while having regard to SHLAAs being produced by neighbouring authorities, particularly where cross boundary requirements may be identified ⁽ⁱⁱⁱ⁾.

Who should plan makers work with?

4.3 The PPG requires assessments to involve a number of key stakeholders. Previous editions of the SHLAA used a Panel approach, this meant that a number of stakeholders were involved in the formulation of the assessment methodology and were asked to contribute each year to the document The Panel approach used conforms with guidance within the PPG which suggests assessments involve a number of stakeholders (ID: 3-008-20140306) . Following a methodology review it was decided that a joint SHLAA Panel for the South-East Staffordshire Authorities would be formed. In 2016 A joint SHLAA and ELAA (Employment Land Availability Assessment) Panel was held for both Cannock Chase District and Lichfield District. The following were invited to contribute toward the authorities assessments. Further detail regarding the SHLAA Panel can be found at Appendix A.

Should the assessment be constrained by the need for development?

4.4 The PPG states that the assessment should identify all sites and broad locations regardless of the quantum of development needed. The SHLAA methodology employed by Lichfield District has continued to identify sites from all sources in excess of the housing requirement (ID: 3-009-20140306). As such the assessment is not constrained by the housing requirement within the adopted Local Plan.

What site/broad location size should be considered for the assessment?

iii In particular Cannock Chase District and Tamworth Borough Councils are members of the SHLAA panel which helps to shape the document each year

4.5 The Lichfield District SHLAA does not apply a minimum site threshold for a sites inclusion and consideration within the Assessment. The PPG states that assessments should consider all sites and broad locations capable of delivering 5 or more dwellings or on sites of 0.25 or more (ID: 3-010-20140306). It is considered appropriate to consider sites below these thresholds through this assessment to provide a detailed assessment of land availability.

How should sites/broad locations be identified & What types of sites and sources of data should be used?

4.6 The PPG provides guidance on the sources of data which should be used to identify sites through the assessment (ID: 3-012-20140306). This includes; existing allocations; planning permissions; unimplemented and under construction schemes with the benefit of planning permission; planning applications that have been refused or withdrawn; local authority owned land; surplus public sector land; vacant and derelict land and buildings; additional opportunities in established uses; sites in rural locations; large scale redevelopment of existing areas; sites in and adjoining rural settlements and rural exception sites; potential urban extensions and new settlements.

4.7 No particular types of land or areas are excluded from the Assessment but in order to maximise resources the desktop survey for site identification concentrates in and around Lichfield, Burntwood and other settlements with development envelopes defined by the Local Plan. It is considered that these sites would be more sustainable and more likely to be deliverable or developable.

Should plan makers issue a call for potential sites?

4.8 More recently the District Council has held an ongoing 'Call for Sites' for the proposed Local Plan: Allocations, and this has led to further sites being put forward for residential schemes. The Call for Sites is an ongoing, open process which has been used to identify further sites for inclusion with the SHLAA. The Call for Sites is open throughout the year and new submissions are included within the SHLAA up to the date of publication.

4.9 In order to get an up-to-date picture of the supply, sites which were listed as Under Construction, or with Full or Outline Planning Permission and those sites identified through the above processes as of the 31st March 2016 have been included in the assessment.

What should be included in the site and broad location survey?

4.10 Identified sites (and broad locations) will be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey for further assessment.

What Characteristics should be recorded during the survey?

4.11 The following characteristics were recorded in the site database:

- Site size, boundaries, and location;
- Current land use and character;

- Land use and character of surrounding area;
- Physical constraints, which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location of buildings or pylons and contamination;
- Potential environmental constraints;
- Development progress, e.g. ground works completed, number of homes started and number of homes completed;
- Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development; and
- Current planning policy.

Stage 2: Assessment

4.12 Site assessment work for residential uses will be undertaken in accordance with the PPG under the stage 2 guidance for land availability assessments. There are a number of locally distinctive criteria which are incorporated into the assessment which assist in determining the development potential of a given site. These are; site density, net developable area, implementation timescales and 'build out' rates, which are summarised below.

4.13 The assessment will be locally distinctive and make reference to the respective Local Plans and/or the most recent policy approaches of the three South-East Staffordshire authorities.

Site density

4.14 The Lichfield District SHLAA has historically used the following site density assumptions as was agreed by the SHLAA Panel. If a site has a layout and proposed yield then this will be considered and used where it is considered appropriate.

- Sites with planning permission will use the permitted density and number of dwellings;
- If the information submitted alongside a site includes a layout and/or proposed yield this will be considered and used where it is considered appropriate; and
- For other sites, the character of the surrounding area or similar nearby permissions will be taken into consideration, and unless evidence suggests otherwise, in general terms: 30dwellings per hectare (dph) to be applied as a minimum, in rural locations; 40dph to be applied in urban locations and; 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.

Net developable area

4.15 The following net developable area ratios will be used where a site does not provide detail on the area of the site which is to be developed or, where any such detail is not considered appropriate by the District Council. The net developable area ratios are designed to take into consideration any ancillary uses of land, for example roads, open space provision, pathways and other infrastructure which would be included onsite along with residential development. This helps to give a more accurate reflection of the anticipated land take up from residential development, particularly on larger sites where considerable areas will be required for onsite infrastructure. Sites will be considered on a case by case basis where further information is available to complement these threshold assumptions.

Site Size	Gross Net Ratio Standard
Up to 0.4 Hectare	100%
0.4 - 2 Hectare	80%
2 Hectares and above	60%

4.16 Where possible, known constraints have been taken into account in terms of yield, however, it is important to recognise that yields may also be affected by issues not currently evident, such as ground conditions on certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

Implementation time-scales

4.17 The SHLAA methodology needs to consider the lead in times required for development to commence and the anticipated rates of delivery that can be achieved. These factors need to be taken into account in determining a housing trajectory. The following lead in times have been applied to sites where there has been no further information of when sites are likely to commence. These estimates are based on knowledge of the planning process locally:

	Major (10+ dwellings)	Minor (1-9 dwellings)
Sites with Planning Permission	2 years to implementation (from grant of planning permission)	1 year to implementation (from grant of planning permission)
Sites without Planning Permission	3 years to implementation	2 years to implementation

Table 4.1

'Build out' rates

4.18 The issue of 'build out' rates for housing sites was considered by the SHLAA Panel, which agreed that landowners and agents were likely to be best placed to estimate 'build out' rates and that they should be consulted on this aspect. In the absence of this information it was agreed that the following 'build out' rates for different sized sites would be appropriate:

- Up to 25 dwellings completed in first year of building (per developer, if appropriate)
- Maximum of 50 dwellings per year for a single developer
- Sites up to 250 dwellings: assume single developer (50 dwellings per year)
- Sites 251 to 500 dwellings: assume 2 developers, i.e. 2 x 50 dwellings per year
- Sites 501+: assume 3 developers, i.e. 3 x 50 dwellings per year
- Ceiling of 150 dwellings per year for all sites.

4.19 Where large deliverable and developable sites in the housing supply would be delivered over several of the 5 year periods, the supply has been split across the periods to give a realistic estimation of when development could be delivered on each site. This also recognises that on larger sites, only a proportion of the dwellings will be deliverable within the first 5 year period, with those outside being considered developable.

Other criteria considered when undertaking the assessment

4.20 The PPG requires the SHLAA to assesses the suitability, availability and achievability of sites (including whether the site is economically viable). The following paragraphs outline the approach taken with the assessment which draws on the guidance contained within the PPG and the joint methodology of the three South-East Staffordshire authorities.

Assessing Suitability for housing

4.21 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. In the context of the District, the adopted Local Plan Strategy is based on a key settlement focused strategy with development focused on Lichfield, Burntwood, Fradley and five Key Rural Settlements (Fazeley, Mile Oak and Bonehill; Shenstone; Armitage with Handsacre; Whittington and Alrewas). The Local Plan Strategy acknowledges the key role these settlements will have in delivering the housing requirements of the District until 2029.

4.22 Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas and Whittington it is considered for the purposes of the assessment to contribute to sustainable mixed communities. If a site is located away from these settlements then it will be considered that it does not contribute to a sustainable mixed community, unless other provisions as part of the development are being proposed that would allow a different conclusion to be drawn. It is recognised that a site may be adjacent to a sustainable community but some distance from services and facilities. Therefore each site has been examined to see how it contributes to those sustainable communities. If a site is considered not to make a contribution to sustainable mixed communities then it is considered not suitable.

Policy Restrictions

4.23 Sites will be assessed with reference to the relevant, up-to-date, national and local planning policy (including 'made' neighbourhood plans). Where any such planning policy shows a presumption against development this will be recorded in the individual site assessments. Whilst this approach does not remove sites from the Assessment it should be noted that those existing policies would need to change through the Local Plan and/or neighbourhood plan processes.

Physical Problems or limitations

4.24 Each site is assessed in terms of access and infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Where these were considered so significant as to affect a site coming forward then the site was considered unsuitable.

4.25 For assessing flood risk, the latest flood risk maps from the Environment Agency were used from the Strategic Flood Risk Assessment which forms part of the Local Plan's evidence base. Where sites include an area of flood risk, a flood risk assessment may be required. Where a site fell within flood risk zone 2 or 3 then this element was considered unsuitable and density was calculated on the remaining area of the site.

4.26 Contaminated land data from the District Council's Environmental Health Team was used to identify any significant issues. A 50m buffer was applied to each contaminated land source point and if a site contained part of the buffer and the contamination was considered significant then this was noted.

4.27 Historic landfill data from the Council's Environmental Health team was also used to identify any significant issues. A 50m buffer was applied to each landfill site and if a site contained part of the buffer then the landfill was noted.

4.28 Information on coal subsidence areas was also used to show where work may be required.

4.29 The site assessments used available information on access and highways issues in many cases with transport information from prospective developers. However, in some cases, particularly with larger scale sites, there could be significant transportation issues that require more detailed assessment. It is difficult to make an assumption with desk-top exercises to overcome physical constraints and in some cases further detailed assessment will be required. This may impact on the achievability of some sites.

4.30 Any other physical problems were identified on site and noted including landform features that could have implications on capacity.

Potential Impacts

4.31 Sites were assessed for the effect of any development on the landscape features or conservation. This included looking at conservation areas, listed buildings, Sites of Special Scientific Interest (SSSI), Tree Preservation Orders (TPO), Ancient Woodland, Agricultural Land Classification, Site of Biological Interests (SBI), Cannock Chase Special Area of Conservation (SAC) and the River Mease SAC.

4.32 Key issues relevant to the principle of development or capacity include the presence of statutory and non-statutory biodiversity sites, protected species, Biodiversity Action Plan (BAP) habitats and species, the need to provide green infrastructure, the impact of the development of the site on local landscape character and whether the site falls within landscape areas such as the Forest of Mercia, Central Rivers or National Forest.

4.33 Whilst the presence of any of these may not necessarily prevent the development of a site, they may affect the number of houses that the site can support through, for example, a requirement to provide buffer land next to a protected site, the need to provide mitigation for protected species, the provision of green infrastructure or landscape enhancements or contributions to biodiversity objectives.

4.34 Sites that fall within the River Mease water catchment or the Cannock Chase zone of influence would be expected to mitigate for damage that development would have on the Special Areas of Conservation in these areas. This is particularly true of the larger sites which may need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

4.35 Sites that fall within the Forest of Mercia or National Forest would be expected to contribute to the delivery of objectives relating to the Forest of Mercia or the National Forest , as applicable. This is particularly true of the larger sites which will need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

4.36 Sites that are within 1km of protected sites such as SSSI, SBI or SAC were noted. Potential protected species on the sites were also identified. Where it is felt that these would impact on the suitability of the sites these have been noted . It is likely that further survey work will be required to identify more precisely the impact the presence of these areas and species would have on the suitability of the sites.

Assessing Availability for housing

4.37 The assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. Where sites are occupied by existing uses, the need to relocate that use and the time it would likely take to relocate have been considered.

4.38 Where a site has planning permission, it is assumed that the development will commence within 5 years unless there is clear evidence which suggests otherwise. This approach is consistent with guidance contained within the NPPF and PPG.

4.39 On submitted sites, advice from the promoter has been taken and consideration of any other work required before building can commence.

4.40 The assessment of availability will assist in deciding whether a suitable and achievable site is considered as either deliverable or developable. Where sites are considered to start within 5 years they have been assessed as 'deliverable'. Where sites are considered to be unable to commence until after the first 5 years then these are considered as 'developable'. For some sites implementation may overlap between deliverable and developable years.

Assessing Achievability for housing

4.41 A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is most likely to refer to viability as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. Viability can be affected by:

- **Market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- **Cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development
- **Delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

4.42 Information that was received and gathered for individual sites contributed to the assessment of achievability as detailed in the appendices. The SHLAA Panel has also played a key role in viability analysis by contributing commercial judgement and advice where appropriate.

4.43 For sites that have outstanding permission, then owners/ agents were asked if and when the permission would be implemented. Where they have confirmed that they will not implement the permission, consideration will be given to the reasons behind this and whether it is likely that the site can come forward again in the future. Where an owner/ agent has advised that the permission will be implemented then it is considered that the site is achievable.

4.44 Feedback on required infrastructure has been given to promoters of sites and they have been asked about the impact such requirements would have on viability.

4.45 The PPG requires sites potential viability to be considered as part of its achievability. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites. As part of the Local Plan and Community Infrastructure Levy (CIL) preparation the District Council has commissioned several pieces of evidence relating to viability. Both 2012 and 2014 studies conclude that residential development (as tested on a number of policy compliant scenarios) is viable across the District. As such the SHLAA assumes that residential development within the District remains a viable option.

Stage 3: Windfall Assessment

4.46 The NPPF (para 48) and PPG (ID 3-24-2-140306) state that planning authorities may include a windfall allowance where there is 'compelling' evidence that such sites have consistently become available. The PPG allows for a windfall allowance to be identified within broad locations that form part of the 6-15 year supply. In order to calculate a windfall allowance the SHLAA database has been used to calculate the number of windfalls which have been granted planning permission each year (between editions of the SHLAA) and the number of completions each year which have been delivered from 'windfall' sites.^(iv)

4.47 Lichfield District has historically consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance within the housing trajectory. Table 4.1 shows the number of windfalls which have been granted planning permission between each edition of the SHLAA (not including residential garden developments). Evidence to support the windfall allowance can be found at Appendix C.

Year	Number of Windfalls granted Planning Permission	Completions delivered from windfall sites
2008-2009	16	197
2009-2010	72	75
2010-2011	33	131
2011-2012	33	89
2012-2013	64	66
2013-2014	44	128
2014-2015	107	113

iv The NPPF states that developments in 'residential gardens' cannot be included in the windfall allowance calculation, as such these sites have been removed from the calculation.

Year	Number of Windfalls granted Planning Permission	Completions delivered from windfall sites
2015-2016	185	116
Average	69	114

Table 4.2 Windfalls

4.48 The average number of windfalls granted planning permission since 01/04/2008 is 69 dwellings per year. This provides evidence that Lichfield District has historically provided a significant number of windfalls each year and as such this should be taken into account within the five year supply, in line with guidance within the NPPF.

4.49 Table 4.1 suggests that an average windfall rate of 69 dwellings per year could be used. Although the average number of completions delivered from windfall sites would support a higher windfall allowance, to reflect a cautious approach and to ensure there is not an over reliance on windfalls, the District Council proposes a windfall allowance of 50 dwellings per year. This allowance will be used within the 5 year housing land supply paper.

Stage 4: Assessment review

4.50 The assessment methodology provides for a review of the findings of the assessment. Its purpose is to consider refined site assessments, including when sites are likely to come forward, in order to identify whether enough housing potential has been identified to meet the needs of the District to 2029.

4.51 The outcome of the assessment has shown that there is a significant surplus of specific sites related to the identified sustainable communities within the District in order to meet the Local Plan requirement for housing, so that this will enable choices of preferred sites in suitable locations to be made through the adopted Local Plan Strategy and forthcoming Local Plan Allocations process.

4.52 This outcome means that there is no need to seek further sites to top up the assessment, nor any need to re-visit the assumptions made through the assessment process. Neither is there a need to consider whether additional broad locations for potential housing need to be identified. This optional stage in the SHLAA process is identified within the SHLAA Methodology in cases where the assessment has identified insufficient sites.

4.53 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites have not/cannot yet be identified. No broad locations need to be identified at present. As stated above the assessment considers there is a surplus of available identified sites compared to the Districts Housing Requirement. This will be kept under review through the SHLAA process and monitoring of the Local Plan as part of the longer-term planning process.

Stage 5: Final evidence base

4.54 The core outputs of the assessment are presented in the following section of the SHLAA and will be as described within the PPG (ID 3-028-20140306). Sites will be identified based on their deliverability (1-5 years), developability (6-15 years) in accordance with paragraph 47 of the NPPF and guidance contained within the PPG. The assessment will also detail those sites which have been considered to be 'Not Developable' by the assessment.

4.55 The SHLAA will be updated annually with data to the end of the most recently completed financial year.

5 Summary of Potential Provision & Conclusions

SHLAA Results (PPG: Stage 5: Final Evidence Base)

5.1 In total 988 sites (including completed sites) have been identified and assessed through the process with a remaining capacity for 28,639 dwellings identified on sites considered to be deliverable (including those in the planning process) or developable and a further 1,937 (gross) dwellings already completed as of 31st March 2016 (since 2008). The results of the assessment are shown in the table below. Sites have been associated with their nearest settlement. Where sites do not have close ties with a settlement they have been classed as "Other Rural". Where large sites would deliver residential completions across different five year periods the total yield has been split into the deliverable and developable bands according to the SHLAA methodology.

5.2 The figures for each settlement relate to sites which are within the respective settlement boundaries or adjacent sites which are closely associated to the settlements (these sites are shown on the settlement maps). A number of the 'Other Rural' sites have the benefit of planning permission, or are adjacent to settlements outside of the Lichfield District boundary (these are shown on the District Wide map and within the Other Rural section of Appendix B). Please note that these figures include all sites considered to be deliverable or developable in line with the SHLAA methodology. As this is a policy-off document sites are included which are not consistent with current planning policy. The results distinguish between those sites within and without the Green Belt.

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Burntwood	411	77	6	158	935	454	1,197	3,275
Lichfield	79	674	934	814	946	1,638	161	4,873
Alrewas	8	17	0	95	N/A	84	N/A	204
Armitage with Handsacre	3	3	200	0	1,171	45	1,180	2,602
Fazeley, Mile Oak & Bonehill	0	106	7	59	437	72	259	940
Fradley	0	5	695	933	N/A	411	N/A	2,044
Shenstone	2	1	0	50	184	122	915	1,274
Whittington	0	3	0	29	179	0	0	211
Sub-Total	503	886	1842	2,138	3,852	2,826	3,712	15,423
Clifton Campville	1	2	0	2	N/A	0	N/A	5
Colton	2	2	0	0	N/A	0	N/A	4
Drayton Bassett	0	0	0	0	0	0	0	0

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Edingale	0	0	0	0	N/A	4	N/A	4
Elford	0	0	0	0	0	0	0	0
Hammerwich	0	1	0	0	38	0	0	39
Hamstall Ridware	0	0	0	0	N/A	0	N/A	0
Harlaston	0	14	0	0	N/A	0	N/A	14
Hill Ridware	0	9	41	0	N/A	1	N/A	51
Hopwas	0	1	0	0	0	0	0	1
Kings Bromley	16	8	0	0	N/A	10	N/A	34
Little Aston	2	4	0	0	0	10	0	16
Longdon	1	1	0	0	0	0	0	2
Stonnall	0	4	0	0	0	12	0	16
Upper Longdon	3	1	0	0	0	0	0	4
Wigginton	0	0	0	0	N/A	0	N/A	0
Sub-Total	25	47	41	2	38	37	0	190
North of Tamworth	0	165	0	0	N/A	1,975	N/A	2,140
East of Rugeley	25	0	0	0	0	450	875	1,350
O u t s i d e Settlements (Other Rural)	15	108	14	0	29	9,030	4	9,200
Sub-Total	40	273	14	0	29	11,455	879	12,690
Total	568	1,206	1,897	2,140	3,919	14,318	4,591	28,639

Table 5.1 SHLAA Results (at 31st March 2016)

5.3 Sites listed as 'Not Developable' have been assessed, however, they do not represent sites that are considered appropriate to contribute towards housing provision due to significant constraints. If additional information becomes available relating to these sites, then the assessment may change in future revisions of this document. The site assessments for these sites are included within Appendix B.

Indicative Housing Trajectory

5.4 The 'deliverable' sites identified within Lichfield District, for the period 1st April 2016 to the 31st March 2021, total approximately 6,059 dwellings. A large majority of these are located outside of settlement boundaries, with many being within the Green Belt. A further 3,671 dwellings are under construction or have full or outline planning permission (or resolution to grant planning permission subject to the signing of a Section 106). Looking beyond 2021, there is a developable supply of some 18,909 dwellings. As explained earlier, these figures do not take into account policy considerations or constraints although sites within the Green Belt are now shown within a separate column of the SHLAA results.

5.5 From this assessment of sites it can be concluded that within Lichfield District there are sufficient potential housing sites to meet the housing requirement in the adopted Local Plan. This provides the Council with a strategic choice of locations for consideration through the Local Plan, which can identify a spatial development approach to a housing trajectory that provides for a responsive rate of development over 5, 10 and 15 year periods to take place in appropriate locations.

5.6 It is to be expected that the bulk of the housing sites needed to maintain a 5 year supply will come from the stock of existing permissions, Local Plan and Neighbourhood Plan allocations and sites already under construction. Years 6 to 15 will largely rely on the release of further sites from within the developable stock sites that are currently outside the planning process, sufficient to enable the delivery of our spatial development strategy consistent with the adopted Local Plan. The Local Plan Allocations process will provide a further opportunity to consider allocations for residential development which will contribute to the supply of sites across the plan period.

5.7 For more specific information on the detailed housing trajectory, please refer to the 'Five Year Housing Land Supply' Paper.

6 Monitor & Review

6.1 The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against targets contained within the Local Plan. This is the ninth edition of the SHLAA, which is a living document. Additional sites (or any changes), will be added to the SHLAA database upon submission to Lichfield District Council and will be contained within subsequent publications of the document. Information contained within the SHLAA will be based on the most recently completed financial year.

6.2 The SHLAA will be subject to a process of annual review as part of the monitoring process and will be published annually.

SHLAA Panel

Appendix A SHLAA Panel

The PPG advocates that land availability assessments (ELAA/SHLAA) should be prepared in partnership with key stakeholders. This should include developers, local property agents, local communities and other agencies who should be involved from the outset.

Cannock Chase District, Lichfield District and Tamworth Borough Councils determined to set up a joint SHLAA/ELAA Panel which built upon the success of earlier panels employed by the Council's. The SHLAA/ELAA Panel were consulted on the draft methodology and will be consulted on each edition of the SHLAA/ELAA. Its remit will be to consider the methodology and the detailed approach to site assessment, as set out within section 4 of this document.

The Panel comprised representatives from the local authorities, local agents, developers and others with property interest/knowledge within the area. The Panel comprised:

- Representatives from the three south-east Staffordshire authorities: Lichfield District Council, Cannock Chase District Council and Tamworth Borough Council;
- Developers - representatives including St Modwen, Persimmon Homes and Bromford Housing Group;
- Representatives from planning consultants active in the local area including CT Planning, Pegasus Group and Barton Wilmore;
- Representatives from the land promotion sector including First City, Richborough Estates, Jones Lang Lasalle (JLL), Kingstons CPC;
- Representatives from the Statutory Consultees; and
- Representatives from other Local Plan Authorities including South Staffordshire District Council and Stafford Borough Council.

The specific terms under which the Panel operated were agreed by the panel and defined as:

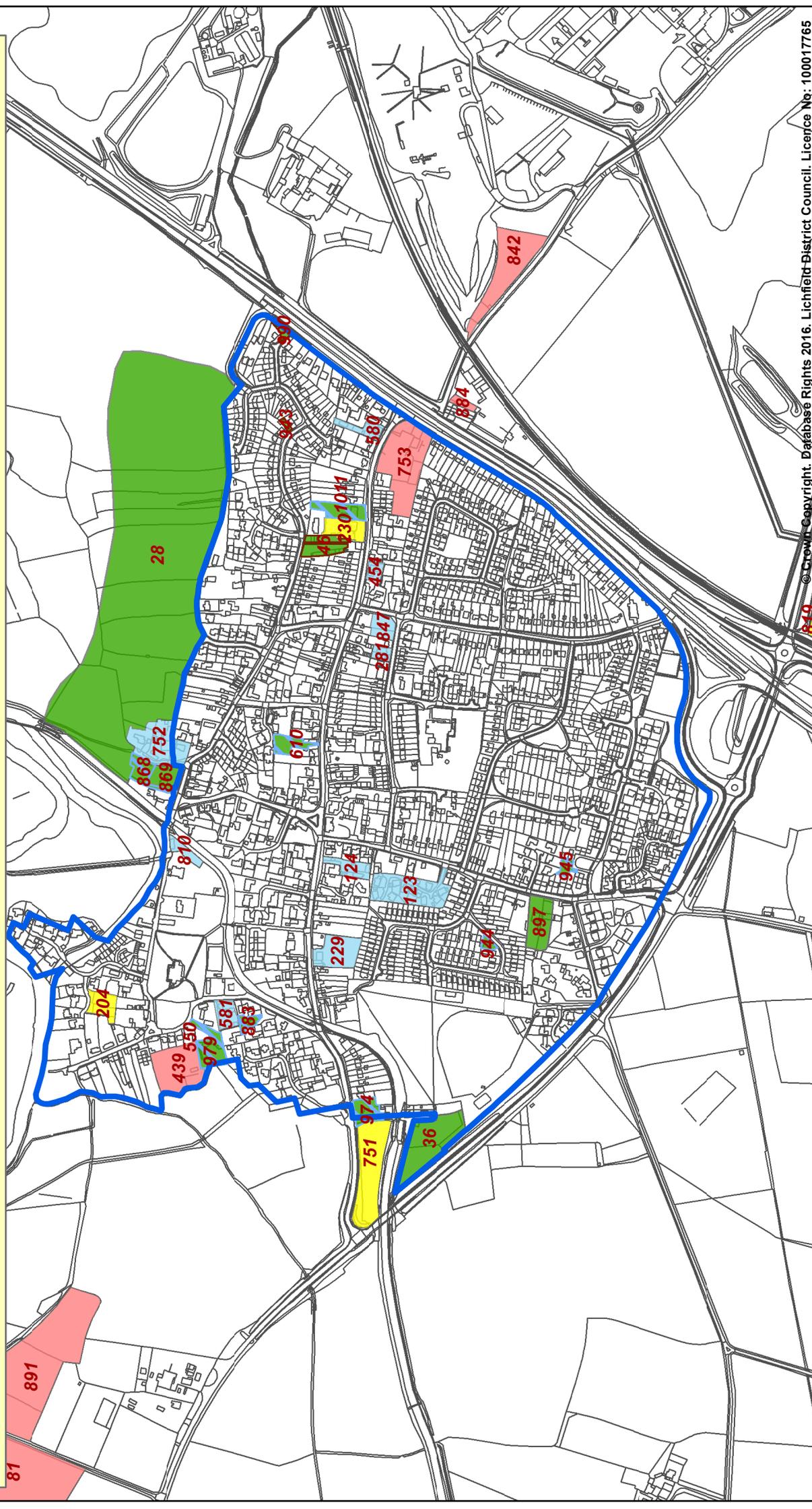
- To act as an independent panel that is representative of key stakeholders for the sole purpose of the preparation of the ELAA/SHLAA;
- To consider and give advice and opinions on the findings of the initial assessment undertaken by Lichfield District Council on the 'suitability' and 'availability' of potential sites within its administrative area;
- To assess the 'achievability' of potential sites for housing which are being assessed for the purpose of the ELAA/SHLAA. This will essentially be a judgement on the economic viability of each site, and the capacity of a developer to complete a proposed development over a certain period. Each Panel member will have regard to relevant published documents and draw from their own experience in giving a view on the 'achievability' of each potential site;
- To consider and give advice and opinions on the ELAA/SHLAA report(s) prior to its consideration and approval by Lichfield District Council; and
- To undertake any other task identified and agreed with the Council for the purpose of preparing the ELAA/SHLAA report(s).

Copies of the Panel Terms of Reference and representations received during the panel consultation can be made available on request.

Schedule of all Sites

Appendix B Schedule of all Sites

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



Alrewas

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Alrewas

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
229	Main Street, 156	Complete	06/00372/FUL	1	Complete
281	Furlong Lane, 50	Complete	03/00967/FUL	1	Complete
581	Mill End Lane, 16	Complete	09/00118/FUL	1	Complete
580	Main Street, 5-7	Complete	08/00297/FUL	3	Complete
123	Fox Lane	Complete	04/00778/FUL	10	Complete
124	Main Street, 126a	Complete	04/00779/FUL	2	Complete
550	Mill End Lane, 18	Complete	09/00591/FUL	1	Complete
454	Main Street, 60-64	Complete	07/01029/FUL	1	Complete
610	Main Street, Tudor Chocolates Workshop	Planning Permission Full	12/00293/FUL	4	Deliverable
752	Essington House Farm (Part) Conversions	Complete	11/00793/FUL	4	Complete
810	Church Road, Cranfield House outbuilding	Complete	12/00821/FUL	1	Complete
847	Main Street, land rear 70	Complete	12/01230/FUL	2	Complete
868	Park Road, 4, Land rear of	Planning Permission Full	15/01211/FUL	1	Deliverable
883	Mill End Lane, 10	Planning Permission Full	13/00837/FUL	1	Deliverable
943	Micklehome Drive, 35	Under Construction	14/00946/OUT	1	Deliverable
944	Churchill Crescent, land adj 8	Planning Permission Full	14/01007/FUL	1	Deliverable
945	Summerville Road. 7	Planning Permission Full	14/00953/FUL	1	Deliverable
974	Kings Bromley Road, Jaipur Cottage	Planning Permission Full	14/01099/FUL	6	Deliverable
979	Mill End Lane, Alderhay	Planning Permission Full	15/00499/FUL	1	Deliverable
990	Mickleholme Drive, Land adj 66,	Under Construction	15/00693/FUL	1	Deliverable
46	Park Road, Mastrom Printers	Under Construction	11/01025/FUL	6	Deliverable
1011	Main Street, 25	Planning Permission Full	15/01200/FUL	2	Deliverable

Table B.1

ID: 28	Settlement: Alrewas	Location: Essington House Farm		Ward: Alrewas
Site Area (ha): 10.38	Source: Submission	Proposal: Mixed Use	Size of Proposed Residential (ha): 6.7	Density Rate (dph): 30
Yield Note: Yield of 121 from Planning Application (ref: 15/00120/FULM) - application currently at appeal				

ID: 28		Settlement: Alrewas		Location: Essington House Farm		Ward: Alrewas			
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Following further work on floodzone, may affect yield.</p> <p>Within Conservation Area. The loss of Grade 2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation. Site is partly within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.</p> <p>Road noise from A38 may be experienced and would have to be mitigated through layout.</p>				<p>Availability Notes: No known constraints to area outside Floodzone</p>		<p>Achievability Notes: No Known constraints</p>			
				When is site likely to come forward?: 0-5 years					
				0-5 years		6-10 years		11-15 years	
				75		46		0	
				Proposed Yield: 121		Current Deliverability: Deliverable			

Table B.2

ID: 36		Settlement: Alrewas		Location: East of A513, South Canal, West Canal Cottages		Ward: Alrewas			
Site Area (ha): 0.68		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.68			
Yield Note: Yield based on submitted planning application (15/00739/FULM) - application yet to be determined									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest and therefore mitigation may be required.</p>				<p>Availability Notes: Site has been promoted by the owner/agent. Planning application for scheme has been submitted and is yet to be determined.</p>		<p>Achievability Notes: No Known constraints</p>			
				When is site likely to come forward?: 0-5 years					
								Proposed Yield: 15	

Table B.3

ID: 869		Settlement: Alrewas		Location: Park Road 4		Ward: Alrewas	
Site Area (ha): 0.14		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.14	
Yield Note: Yield proposed by submission. Proposed yield of 2 which would indicate demolition of existing property. Net yield proposed would be 1.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 869	Settlement: Alrewas	Location: Park Road 4	Ward: Alrewas
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities..</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No Known constraints</p>
<p>Within Conservation Area. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.</p>		<p>When is site likely to come forward?: 0-5 years</p>	
		<p>Proposed Yield: 1</p>	<p>Current Deliverability: Deliverable</p>

Table B.4

ID: 897	Settlement: Alrewas	Location: Fox Lane 41 & 42	Ward: Alrewas	
<p>Site Area (ha): 0.2</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.2</p>	<p>Density Rate (dph): -</p>
<p>Yield Note: Yield proposed by submission. Proposed yield of 6 which would include demolition of 2 existing properties as such net yield of 4.</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No Known constraints</p>
<p>An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.</p>		<p>When is site likely to come forward?: 0-5 years</p>		
		<p>Proposed Yield: 4</p>	<p>Current Deliverability: Deliverable</p>	

Table B.5

ID: 204	Settlement: Alrewas	Location: Cotton Close, land off	Ward: Alrewas	
<p>Site Area (ha): 0.83</p>	<p>Source: Expired</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.08</p>	<p>Density Rate (dph):</p>
<p>Yield Note: Yield based on previous planning permission which has now expired</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? No</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Planning permission previously has been granted. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.</p>		<p>Availability Notes: Planning permission has now lapsed.</p>		<p>Achievability Notes: No known constraints</p>
		<p>When is site likely to come forward?: 6 - 10 years</p>		
		<p>Proposed Yield: 2</p>	<p>Current Deliverability: Developable</p>	

Table B.6

ID: 230		Settlement: Alrewas		Location: Main Street, 27, Alrewas		Ward: Alrewas	
Site Area (ha): 0.19	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.19	Density Rate (dph):			
Yield Note: Yield based on previous planning permission which has now expired							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Site is within the National Forest therefore mitigation may be required. Close proximity to public transport routes, services and facilities. Planning permission previously been granted.			Availability Notes: Planning permission has now lapsed.		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6 - 10 years				
			Proposed Yield: 1		Current Deliverability: Developable		

Table B.7

ID: 751		Settlement: Alrewas		Location: Bagnall Lock, land north of		Ward: Alrewas	
Site Area (ha): 0.83	Source: Rural Planning Project	Proposal: Residential	Size of Proposed Residential (ha): 0.63	Density Rate (dph): 30			
Yield Note: Yield based on submitted planning application (15/00739/FULM) - application yet to be determined							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Within Conservation Area (Part). The loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.			Availability Notes: Site has been promoted by the owner/agent. Planning application for scheme has been submitted and is yet to be determined.		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6-10 years				
			Proposed Yield: 15		Current Deliverability: Developable		

Table B.8

ID: 753		Settlement: Alrewas		Location: Main Street, Storage Site		Ward: Alrewas	
Site Area (ha): 0.83	Source: Submission/Rural Planning Project	Proposal: Residential	Size of Proposed Residential (ha): 0.72	Density Rate (dph): 30			
Yield Note: Yield of 15 dwellings was identified through the Rural Planning Project							
Currently Suitable? Yes			Currently Available? No		Currently Achievable? No		
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Site is within the National Forest therefore mitigation may be required. Within Conservation Area (Part). A BAS is within 1km and the impact may need further investigation.			Availability Notes: Unsure if site is available. Site was identified by local community through community engagement.		Achievability Notes: No known constraints.		
			When is site likely to come forward?: - 6-10 years				

ID: 753	Settlement: Alrewas	Location: Main Street, Storage Site	Ward: Alrewas
		Proposed Yield: 20	Current Deliverability: Developable

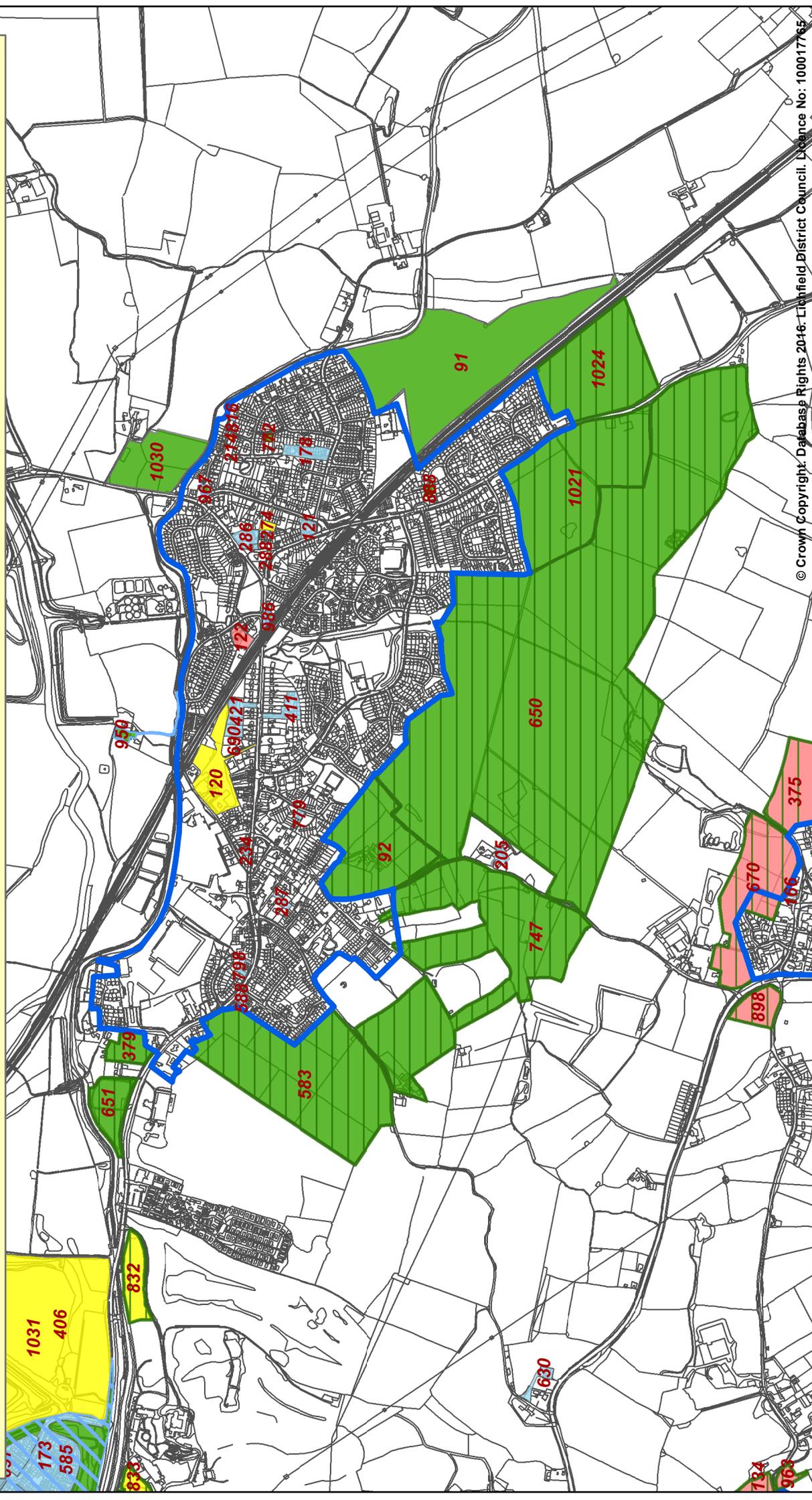
Table B.9

ID: 439	Settlement: Alrewas	Location: Mill End Lane, 18		Ward: Alrewas
Site Area (ha): 0.83	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): 30
Yield Note: Yield based on area outside floodzone, 30 dph used to reflect nature and character of settlement.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Floodzone 2 (part) 3a (part). FRA may be required. Access may be difficult to achieve given planning permission at adjacent site.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. A BAS is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown if site is achievable due to floodzone and access.
		When is site likely to come forward?: -		
		Proposed Yield: 1		Current Deliverability: Not Developable

Table B.10

B.2 Armitage with Handsacre

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Armitage with Handscore

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Site with Planning Permission
- Site under construction
- Green Belt Site
- Settlement Boundary
- District Boundary

NOT TO SCALE

Armitage with Handsacre

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
91	Lichfield Rd., East of	Planning Permission Outline	15/01198/OUTM	200	Deliverable
588	Rugeley Road, 61 (2)	Complete	08/01215/FUL	6	Complete
234	New Road, land adj 3	Complete	06/01046/FUL	1	Complete
288	St Lukes Church Hall, Handsacre	Complete	06/00694/COU	1	Complete
287	Rectory Lane, Land Rear 1-5	Complete	06/00766/REM	2	Complete
286	The Olde Peculiar PH	Complete	06/00328/FUL	7	Complete
121	Handsacre Service Station	Complete	08/01051/FULM	14	Complete
178	Tuppenhurst Lane, The Poplars	Complete	07/00028/OUTM & 08/000356/REMM	15	Complete
690	New Road, 71B	Complete	10/00857/FUL	1	Complete
411	New Road, land rear of 62	Complete	08/00894/FUL	8	Complete
421	Land Rear 87 New Road	Complete	11/00487/FUL	14	Complete
772	Harvey Road 35-37 (Garage Court)	Under Construction	11/00853//FUL	2	Deliverable
779	Milmoor Avenue, land adj 26	Complete	12/00116/FUL	1	Complete
798	Rugeley Road, 34A	Complete	12/00209/FUL	3	Complete
816	Leaside Avenue, land adj 9	Complete	12/00703/FUL	1	Complete
888	Rugeley Road, Clarke Hayes Barn	Under Construction	13/01225/COU	1	Deliverable
950	Old Road, Old Farm	Planning Permission Full	14/00725/FUL	1	Deliverable
967	Uttoxeter Road, 70,	Planning Permission Full	14/01179/FUL	1	Deliverable
986	New Road, 90	Planning Permission Full	15/00580/FUL	1	Deliverable

Table B.11

ID: 92	Settlement: Armitage with Handsacre	Location: Brick Kiln Farm, land at		Ward: Armitage with Handsacre
Site Area (ha): 5.98	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.98	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement				

ID: 92		Settlement: Armitage with Handsacre		Location: Brick Kiln Farm, land at		Ward: Armitage with Handsacre			
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Impact of landfill and Coal Subsidence area may need investigation.</p>			
								When is site likely to come forward?: 0 - 5 years	
				0-5 years		6-10 years		11-15 years	
				75		33		-	
				Proposed Yield: 108		Current Deliverability: Deliverable			

Table B.12

ID: 379		Settlement: Armitage with Handsacre		Location: Church Farm		Ward: Armitage with Handsacre					
Site Area (ha): 0.82		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.82					
Yield Note: 30dph @60% to reflect existing character and grain of settlement											
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes					
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Coal Subsidence area may need investigation.</p>					
								When is site likely to come forward?: 0 - 5 years			
								Proposed Yield: 20		Current Deliverability: Deliverable	

Table B.13

ID: 583		Settlement: Armitage with Handsacre		Location: Rugeley Road, land to the south of		Ward: Armitage with Handsacre			
Site Area (ha): 0.41	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.31		Density Rate (dph): 30				
Yield Note: 30dph @60% to reflect existing character and grain of settlement									
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: Site is not currently for sale or being marketed.		Achievability Notes: Coal Subsidence area may need investigation.			
				When is site likely to come forward?: 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				150		127		-	
				Proposed Yield: 227				Current Deliverability: Deliverable	

Table B.14

ID: 650		Settlement: Armitage with Handsacre		Location: land south of Armitage		Ward: Armitage with Handsacre			
Site Area	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 61.4		Density Rate (dph): 30				
Yield Note: 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account. 61.4									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Coal Subsidence area and flood risk area may need further investigation.			
				When is site likely to come forward?: 0 - 15 years					
				0-5 years		6-10 years		11-15 years	
				225		500		313	
				Proposed Yield: 1038				Current Deliverability: Deliverable	

Table B.15

ID: 651	Settlement: Armitage with Handsacre	Location: land north of Rugeley Road, Armitage		Ward: Armitage with Handsacre
Site Area (ha): 1.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required. A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Coal Subsidence area may need investigation.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 37		Current Deliverability: Deliverable

Table B.16

ID: 747	Settlement: Armitage with Handsacre	Location: land south of Armitage with Handsacre		Ward: Armitage with Handsacre
Site Area (ha): 16.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required. A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Coal Subsidence area and flood risk area may need further investigation.
		When is site likely to come forward?: 0 -10 years		
		0-5 years	6-10 years	11-15 years
		150	140	-
		Proposed Yield: 290		Current Deliverability: Deliverable

Table B.17

ID: 1021	Settlement: Armitage with Handsacre	Location: Lichfield Road, West of Handsacre	Ward: Armitage with Handsacre	
Site Area (ha): 10.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.2	Density Rate (dph): 30
Yield Note: Yield based on developer submission				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
<p>Current Deliverability: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. The loss of Grade 3 Agricultural Land may need justification. BAS Hedgerows are within the site and a SBI and other BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			of Proposed Residential (ha): 10.2	Density Rate (dph): 30
			When is site likely to come forward?: - 0-10 years	
			0-5 years	6-10 years
			225	25
			Proposed Yield: 250	Current Deliverability: Deliverable

Table B.18

ID: 1024	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of Handsacre	Ward: Armitage with Handsacre	
Site Area (ha): 9.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 9.8	Density Rate (dph): 30
Yield Note: Outline planning application -not yet determined				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
<p>Current Deliverability: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area and the impacts of groundwater on the site may be required. The loss of Grade 3 Agricultural Land may need justification. BAS Hedgerows are within the site and a SBI and other BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			of Proposed Residential (ha): 10.2	Density Rate (dph): 30
			When is site likely to come forward?: -0-5 years	
			Proposed Yield: 176	Current Deliverability: Deliverable

Table B.19

ID: 1030	Settlement: Armitage with Handsacre	Location: Uttoxeter Road (A513) Land Adj The Crown Handsacre	Ward: Armitage with Handsacre	
Site Area (ha): .03	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.03	Density Rate (dph): 30
Yield Note: 30dph @60% to reflect existing character and grain of settlement				

ID: 1030	Settlement: Armitage with Handsacre	Location: Uttoxeter Road (A513) Land Adj The Crown Handsacre	Ward: Armitage with Handsacre
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Current Deliverability: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.		of Proposed Residential (ha): 3.03	Density Rate (dph): 30
Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0-5 years	
Further investigation of Coal Subsidence area may be required. Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required.		Proposed Yield: 88	Current Deliverability: Deliverable
A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.20

ID: 120 (ELAA ID: 86/107)	Settlement: Armitage with Handsacre	Location: Armitage Shanks	Ward: Armitage with Handsacre
Site Area (ha): 1.9	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.		Availability Notes: Consolidation of site would not impact on business of Armitage Shanks but not expected to become available until after 5 years.	Achievability Notes: Site clearance not believed to be a constraint to redevelopment.
Employment. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Further investigation of Coal Subsidence area may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 40	Current Deliverability: Developable

Table B.21

ID: 214	Settlement: Armitage with Handsacre	Location: Glebe Road, 8, land adj	Ward: Armitage with Handsacre
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.01
Yield Note: Yield based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Planning permission previously		Availability Notes: Planning permission has now expired.	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	

ID: 214	Settlement: Armitage with Handsacre	Location: Glebe Road, 8, land adj	Ward: Armitage with Handsacre
granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 1	Current Deliverability: Developable

Table B.22

ID: 274	Settlement: Armitage with Handsacre	Location: Uttoxeter Road, land rear 19 - 27	Ward: Armitage with Handsacre
Site Area (ha): 0.11	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.11
Yield Note: Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has now expired.	
		Achievability Notes: No known constraints	
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 4	Current Deliverability: Developable

Table B.23

ID: 122	Settlement: Armitage with Handsacre	Location: Old Road	Ward: Armitage with Handsacre
Site Area (ha): 0.24	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.24
Yield Note: 30dph @60% to reflect existing character and grain of settlement			
Currently Suitable? No		Currently Available? No	Currently Achievable? No
Current Deliverability: Not Developable		of Proposed Residential (ha): 0.24	Density Rate (dph): 30
		When is site likely to come forward?: -	
		Proposed Yield: 7	Current Deliverability: Not Developable

Table B.24

B.3 Burntwood

Burntwood

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
156	Queen Street, 82-84	Planning Permission Full	15/00568/FULM	14	Deliverable
249	Princess Street, land adj 9	Complete	07/00556/FUL	1	Complete
250	Princess Street, 113	Complete	05/00992/FUL	1	Complete
253	Rake Hill, land at	Complete	06/00917/FUL	1	Complete
307	Chase Terrace Post Office	Complete	05/00346/FUL	1	Complete
448	Squirrels Hollow, land adj 8	Complete	08/00008/FUL	1	Complete
452	Ogley Hay Road, Hawthorn	Complete	07/01003/FUL	1	Complete
461	Springhill Road, land adj 5	Complete	07/00177/FUL	1	Complete
466	Chorley Road, land rear of 186 - 188	Complete	07/00287/FUL	1	Complete
576	Ironstone Road, land off	Complete	08/00901/FUL	1	Complete
611	Highfields Road, 58	Complete	09/00701/FUL	1	Complete
619	High Street, 37	Complete	09/00996/FUL	1	Complete
398	Paviors Road, land rear 15-17	Complete	07/00186/FUL	2	Complete
453	High Street, 33	Complete	09/01017/FUL	2	Complete
155	High Street, 144	Complete	06/01056/FUL	6	Complete
143	Hammerwich Hospital	Complete	02/00654/OUTM & 08/00132/REMM	50	Complete
195	Cannock Road, 22	Complete	04/00070/COU	1	Complete
258	Spinney Lane, land adj 49	Complete	07/00285/FUL	1	Complete
291	Squirrel's Hollow, 3	Complete	02/00114/FUL	1	Complete
309	Princess Street, land to the rear of 61	Complete	04/01014/FUL	1	Complete
315	Mortuary, Edwards Road	Complete	02/00455/FUL	1	Complete
397	High Street, land rear of 50	Complete	07/01135/FUL	1	Complete
463	The Crescent, 40	Complete	08/00006/FUL	1	Complete
553	Sanderling Rise, land adj 2	Complete	09/00193/FUL	1	Complete
590	Spencer Drive, 7	Complete	08/00202/FUL	1	Complete
613	High Street, 8	Complete	09/00860/COU	1	Complete
259	Spinney Lane, 71	Complete	07/00712/FUL	2	Complete
306	Highfields, 3	Complete	05/00456/FUL	2	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
308	Thorpe Street, 4	Complete	00/01161/FUL	2	Complete
310	Rugeley Road, rear of 45-47	Complete	03/01118/FUL	2	Complete
311	Water Street, 62	Complete	03/00676/FUL	2	Complete
312	Baker Street, 14-16	Complete	06/01066/FUL	2	Complete
313	High Street, 52/52a	Complete	06/01070/FUL	2	Complete
314	Queen Street, land rear 83-87	Complete	06/01193/REM	2	Complete
158	Travellers Rest, Chase Road, 237	Complete	07/00845/REM	9	Complete
479	High Street, 103,	Under Construction	15/00286/FULM	10	Deliverable
499	Church Street, 13-19	Complete	06/00849/FUL	17	Complete
729	Church Road, 58	Complete	11/00389/FUL	1	Complete
552	Princess Street, 78A	Complete	08/00565/FUL	2	Complete
724	Cottage Lane, 58	Complete	11/00056/ENFDE	1	Complete
790	Boney Hay Road, 75	Complete	12/00214/FUL	2	Complete
804	High Street, 56	Complete	12/00876/FUL	1	Complete
460	Springhill Road, land adj 103	Complete	07/00177/FUL	1	Complete
789	High Street, 39 Former Swan Inn	Complete	10/01563/FUL	7	Complete
617	Rugeley Road, 19, Chase Terrace	Complete	08/01187/COU	1	Complete
560	Summerfield Road, land adj 1	Complete	08/00815/FUL	2	Complete
712	Ogley Hay Road, 140	Complete	09/00781/FUL	2	Complete
401	Springhill Road, 90	Complete	07/00756/FUL	3	Complete
251	Princess Street, 4-6	Complete	05/00510/FUL	1	Complete
198	Rake Hill, land adj 15	Planning Permission Full	12/01084/FUL	3	Deliverable
471	Rugeley Road, 123	Complete	11/01047/FUL	1	Complete
478	Cannock Road, Bridgecross Garage	Planning Permission Full	14/00230/OUTM	8	Deliverable
557	Oakdene Road, 104	Planning Permission Outline	15/00080/OUT	1	Deliverable
563	Ashmead Road, 41	Complete	08/00145/FUL	1	Complete
624	Padbury Lane, Hillside Farm	Complete	09/00932/COU	1	Complete
640	Chase Road, Former Dental Surgery	Complete	09/01290/COU & 11/00642/COU	3	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
682	The Centurion, 110 Chase Road	Complete	10/00467/FUL	3	Complete
726	Sanderling Rise, land adj 1	Under Construction	11/00507/REM	1	Deliverable
409	High Street, 58B	Complete	08/00111/FUL	7	Complete
420	Cannock Road, land to west of 193	Under Construction	12/00160/FUL	4	Deliverable
744	Thorpe Street 2	Complete	11/00926/FUL	1	Complete
749	Coney Lodge Farm, Chase Terrace	Complete	11/00980/COU	1	Complete
763	High Street, 7-9	Planning Permission Full	12/00063/FULM	11	Deliverable
781	New Street, land adj 30	Complete	12/01084/FUL	1	Complete
783	High Street, land rear 27	Complete	11/01425/FUL	1	Complete
787	High Street, 44, Sheila's Flower Box	Complete	12/00073/COU	1	Complete
799	Bridge Cross Road, Lambourne House	Complete	12/00627/COU & 13/01284/COU	6	Complete
800	Rugeley Road, 3	Planning Permission Full	12/00567/COU	1	Deliverable
803	Cannock Road, 109	Complete	12/00865/FUL	1	Complete
814	Baker Street, land adj 84	Complete	12/00825/FUL	1	Complete
821	High Street, land rear 161-167	Planning Permission Full	12/00594/FUL	7	Deliverable
616	Chase Road, land adj to 236	Under Construction	14/00668/FUL	1	Deliverable
698	Kingsdown Road, land at 2,	Complete	10/01284/OUT & 12/00339/REM	1	Complete
709	Chawner Close, land at	Complete	10/01414/OUT & 13/00664/FUL	1	Complete
163	Cannock Road, land rear of 21	Planning Permission Outline	12/01138/OUT	2	Deliverable
615	Hospital Road, 13 Triangle Tavern	Complete	14/00254/FUL	7	Complete
750	Baker Street, land at	Under Construction	12/00804/FUL	6	Deliverable
851	Rake Hill, 13	Under Construction	12/00859/FUL	3	Deliverable
857	Lawnswood Avenue. 1-3	Planning Permission Full	13/00939/COU	2	Deliverable
861	High Street, land rear 56	Complete	13/00032/FUL	2	Complete
862	Woodhouses Road, land adj 163	Planning Permission Full	13/00286/COU	1	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
864	Bridge Cross Road, land rear 20	Under Construction	12/00279/FUL	1	Deliverable
872	High Street, land rear 57, Post Office	Planning Permission Full	13/00889/FUL	1	Deliverable
873	Water Street, 6	Planning Permission Full	13/00851/COU	1	Deliverable
903	Lichfield Road, 34	Planning Permission Full	13/00022/FUL	1	Deliverable
152	The Greyhound Public House	Under Construction	13/00414/FULM & 14/00034/FUL	25	Deliverable
924	Farewell Lane, land adj 24	Planning Permission Outline	14/00368/OUT	2	Deliverable
926	Chorley Road, Boney Hay Concrete Works	Planning Permission Full	13/00669/FUL	7	Deliverable
932	Boney Hay Road, land rear 66	Under Construction	14/00658/FUL	1	Deliverable
938	Highfields Road, land rear 113	Under Construction	14/00508/FUL	2	Deliverable
946	Princess Street, 78	Under Construction	14/00703/FUL	6	Deliverable
948	Chorley Road, land adj Ring O Bells	Complete	14/00808/FUL	4	Complete
949	Bridge Cross Road, land adj 37	Complete	15/00015/FUL	1	Complete
952	Baker Street, land adj 101	Planning Permission Full	14/01187/OUT	1	Deliverable
972	Lichfield Road, Adj. 60, Burntwood	Planning Permission Outline	15/00080/OUT	1	Deliverable
975	Rugeley Road, 175, Chase Terrace	Planning Permission Full	15/00302/FUL	2	Deliveable
980	Cannock Road, 154, Springhill Medical Centre	Planning Permission Full	15/00301/COU & 15/01465/FUL	4	Deliverable
982	Gorsty Lea, Burntwood	Planngng Permission Full	15/00170/FUL	1	Deliverable
995	High Street, 41, Chasetown	Complete	15/00860/COU	1	Complete
1005	High Street, 99-101 and Tricone House, Chasetown	Planning Permission Full	15/00767/FUL	7	Deliverable
1007	Rake Hill, 7	Planning Permission Full	15/00811/FUL	4	Deliverable
1020	Coulter Lane, Land at Cresswell Green,	Planning Permission Full	15/00673/FUL	1	Deliverable
497 & 498	Burntwood Bypass, land east of (East of Burntwood Bypass SDA)	Under Construction	14/00612/FULM	351	Deliverable

Table B.25

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School		Ward: Burntwood Central
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01	Density Rate (dph): 30
Yield Note: A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF. Replacement facilities meeting Sport England criteria would need to be constructed first in a suitable location. This has not yet been demonstrated. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site put forward by landowner - indicates that site is available immediately		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years		
			Proposed Yield: 30	Current Deliverability: Deliverable

Table B.26

ID: 7	Settlement: Burntwood	Location: Maple Close, Oakdene		Ward: Chasetown
Site Area (ha): 1.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.08	Density Rate (dph): 30
Yield Note: Yield based on 30dph on 80% site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF. Replacement facilities meeting Sport England criteria would need to be constructed first. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site put forward by landowner as available for redevelopment		Achievability Notes: No known constraints
		When is site likely to come forward?: 0 - 5 years		
			Proposed Yield: 32	Current Deliverability: Deliverable

Table B.27

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1		Ward: Hammerwich
Site Area (ha): 35.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):
Yield Note: yield proposed by agent for this parcel as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.		Achievability Notes: Part of larger site proposing mix of uses.

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1	Ward: Hammerwich
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			Agent confirms development at this scale is achievable and development will not be affected by flood risk.
When is site likely to come forward?: 0 - 10 years			
0-5 years		6-10 years	11-15 years
150		163	-
Proposed Yield: 313			Current Deliverability: Deliverable

Table B.28

ID: 70	Settlement: Burntwood	Location: Hospital Road, east of, area 2	Ward: Hammerwich
Site Area (ha): 15.26	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield proposed by agent for this parcel as part of larger scheme			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>	<p>Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>
When is site likely to come forward?: 0 - 10 years			
0-5 yeras		6-10 yeras	11-15 years
75		112	-
Proposed Yield: 187			Current Deliverability: Deliverable

Table B.29

ID: 71	Settlement: Burntwood	Location: Norton Lane, south of, area 4	Ward: Hammerwich
Site Area (ha): 2.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: yield proposed by agent for this parcel as part of larger scheme			

ID: 71		Settlement: Burntwood		Location: Norton Lane, south of, area 4		Ward: Hammerwich	
Currently Suitable? Yes			Currently Available? Yes			Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>			<p>Achievability Notes: Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>							
			<p>Proposed Yield: 79</p>			<p>Current Deliverability: Deliverable</p>	

Table B.30

ID: 98		Settlement: Burntwood		Location: High Street, 51-55		Ward: Chasetown	
Site Area (ha): 0.06		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha):	
<p>Yield Note: yield based on conversion of existing and new build to form apartments</p>							
Currently Suitable? Yes			Currently Available? Yes			Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>			<p>Achievability Notes: No known constraints.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>							
			<p>Proposed Yield: 8</p>			<p>Current Deliverability: Deliverable</p>	

Table B.31

ID: 99		Settlement: Burntwood		Location: St Josephs Church and Presbytery		Ward: Chasetown	
Site Area (ha): 0.08		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.08	
<p>Yield Note: Agent proposes 10, but this may require complete demolition and rebuild of flats and houses to enable on-site parking which may be over intensive. 8 is considered to be more realistic.</p>							
Currently Suitable? Yes			Currently Available? Yes			Currently Achievable? Yes	
<p>Suitability Notes: Within a sustainable settlement.</p>			<p>Availability Notes: Church appear available, but the house is occupied.</p>			<p>Achievability Notes: No known constraints.</p>	

ID: 99	Settlement: Burntwood	Location: St Josephs Church and Presbytery	Ward: Chasetown
Site falls within the FOM and contributions to these projects may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 8	Current Deliverability: Deliverable

Table B.32

ID: 102	Settlement: Burntwood	Location: Highfields Road, land off	Ward: Chasetown
Site Area (ha): 23.77	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.75
Density Rate (dph): 40			
Yield Note: The developer proposes 500 homes on part of site with remainder used for recreation zone uses in accordance with FOM and BEA and a burial ground. Proposing 40% affordable housing.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required. Loss of Grade 3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SSSI and SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is used for farming at present and agent confirmed that it is immediately available.	
		Achievability Notes: Although the site is held in two ownerships, the owners are working together towards one scheme. Both feel development can not come forward without the other. Therefore, site is achievable.	
		When is site likely to come forward?: 0 - 10 years	
		0-5 years	6-10 years
		150	350
		Proposed Yield: 500	
		Current Deliverability: Deliverable	

Table B.33

ID: 129	Settlement: Burntwood	Location: Rugeley Road, rear of 19	Ward: Chase Terrace
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12.75
Density Rate (dph):			
Yield Note: 6 apartments to rear. Yield proposed by agent considered to be appropriate given nature of access and proximity to services and accessibility.			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.	
		Achievability Notes:	
		When is site likely to come forward?: 0 - 5 years	

ID: 129	Settlement: Burntwood	Location: Rugeley Road, rear of 19	Ward: Chase Terrace
		Proposed Yield: 6	Current Deliverability: Deliverable

Table B.34

ID: 482	Settlement: Burntwood	Location: Farewell Lane	Ward: Highfield
Site Area (ha): 16.51	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 16.51
Density Rate (dph):			
Yield Note: yield proposed by developer. Approx equivalent to 40dph@60% so considered suitable			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local highway network.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>Achievability Notes: Unknown how measures to mitigate local highway impact would affect viability but agent believes development is achievable, further work may be required demonstrate.</p>	
When is site likely to come forward?: 0 - 10 years			
0-5 years		6-10 years	
150		277	
-		-	
Proposed Yield: 377		Current Deliverability: Deliverable	

Table B.35

ID: 483	Settlement: Burntwood	Location: Stockhay Lane, land at	Ward: Hammerwich
Site Area (ha): 1.34	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.34
Density Rate (dph): 40			
Yield Note: Owner proposes yield of 80, with masterplan to support, considered suitable assumption at this time			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: No known constraints</p> <p>Achievability Notes: Mitigation of highway impact measures may impact on viability, but as stand alone site, works required may be minor.</p>	
When is site likely to come forward?: 0 - 10 years			

ID: 483 Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich
<p>SCC highlight negative impact on local highway network in this area due to other sites. Unlikely to have significant impact as stand along site.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	0-5 years	6-10 years	11-15 years	
	75	5	-	
	Proposed Yield: 80			Current Deliverability: Deliverable

Table B.36

ID: 494 Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield
Site Area (ha): 18.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.6	Density Rate (dph):
<p>Yield Note: Agent proposes yield of 440 at 30 dph. Other areas put aside for open space etc. considered suitable, assumption at this stage as 40dph@60% for whole site would yield 447.</p>				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>
When is site likely to come forward?: 0 - 5 years				
0-5 years		6-10 years		11-15 years
150		290		-
Proposed Yield: 440				Current Deliverability: Deliverable

Table B.37

ID: 496 (ELAA ID: 85) Settlement: Burntwood		Location: Cannock Road, land south of		Ward: Chasetown
Site Area (ha): 0.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.33	Density Rate (dph): 50
<p>Yield Note: 50dph@100% due to proximity to town centre</p>				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: Site is within sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p>		<p>Availability Notes: Site not currently for sale or being</p>		<p>Achievability Notes: No known constraints.</p>

ID: 496 (ELAA ID: 85)		Settlement: Burntwood	Location: Cannock Road, land south of	Ward: Chasetown
Employment land. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		marketed but has been promoted by the owner/agent.		
Further investigation of Coal Subsidence area may be required.		When is site likely to come forward?: 0 - 5 years		
Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 17	Current Deliverability: Deliverable	

Table B.38

ID: 653		Settlement: Burntwood	Location: Stockhay Lane, land at	Ward: Hammerwich
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30
Yield Note: indicative using 80% at 30 dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0 - 5 years		
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 24	Current Deliverability: Deliverable	

Table B.39

ID: 654		Settlement: Burntwood	Location: Copsy Nook Lane, 11 The Neuk	Ward: Hammerwich
Site Area (ha): 0.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.42	Density Rate (dph): 30
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		When is site likely to come forward?: 0 - 5 years		

ID: 654	Settlement: Burntwood	Location: Copsy Nook Lane, 11 The Neuk	Ward: Hammerwich
Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 12	Current Deliverability: Deliverable

Table B.40

ID: 655	Settlement: Burntwood	Location: Copsy Nook Lane, The Bungalow	Ward: Hammerwich
Site Area (ha): 0.31	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.31
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 9	Current Deliverability: Deliverable

Table B.41

ID: 656	Settlement: Burntwood	Location: Copsy Nook Lane, Sunnyside	Ward: Hammerwich
Site Area (ha): 0.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.07
Yield Note: indicative using 100% at 30dph - potential to come forward as part of larger scheme			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints.
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 2	Current Deliverability: Deliverable

Table B.42

ID: 657		Settlement: Burntwood		Location: Copsy Nook Lane, 9		Ward: Hammerwich	
Site Area (ha): 0.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.06	Density Rate (dph): 30			
Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.43

ID: 658		Settlement: Burntwood		Location: Copsy Nook Lane, 7		Ward: Hammerwich	
Site Area (ha): 0.05	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30			
Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.44

ID: 659		Settlement: Burntwood		Location: Copsy Nook Lane, 3 Fairview		Ward: Hammerwich	
Site Area (ha): 0.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.66	Density Rate (dph): 30			
Yield Note: indicative using 80% at 30 dph - potential to come forward as part of larger scheme							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 659	Settlement: Burntwood	Location: Copsy Nook Lane, 3 Fairview	Ward: Hammerwich
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
	<p>When is site likely to come forward?: 0 - 5 years</p>		
	<p>Proposed Yield: 16</p>	<p>Current Deliverability: Deliverable</p>	

Table B.45

ID: 660	Settlement: Burntwood	Location: Copsy Nook Lane, 1	Ward: Hammerwich	
<p>Site Area (ha): 0.28</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.28</p>	<p>Density Rate (dph): 30</p>
<p>Yield Note: indicative using 100% at 30 dph - potential to come forward as part of larger scheme</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
	<p>When is site likely to come forward?: 0 - 5 years</p>			
	<p>Proposed Yield: 8</p>		<p>Current Deliverability: Deliverable</p>	

Table B.46

ID: 841 (ELAA ID: 81)	Settlement: Burntwood	Location: Cannock Road, Olaf Johnson Site	Ward: Chasetown	
<p>Site Area (ha): 2.4</p>	<p>Source: Submission</p>	<p>Proposal: Mixed-use</p>	<p>Size of Proposed Residential (ha): 1.44</p>	<p>Density Rate (dph): 40</p>
<p>Yield Note: Town centre location, 50dph could be applied however 40dph is felt more appropriate to this location given adjacent land uses and character.</p>				
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>
<p>Suitability Notes: Site is within the sustainable settlement of Burntwood and in proximity to public transport routes, services and facilities. Site falls within the FOM and Cannock Chase SAC zone of influence contributions to these projects may be required. Site</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints</p>

ID: 841 (ELAA ID: 81)	Settlement: Burntwood	Location: Cannock Road, Olaf Johnson Site	Ward: Chasetown
is within the Cannock Chase zone of influence therefore mitigation may be required.		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 57	Current Deliverability: Deliverable

Table B.47

ID: 907	Settlement: Burntwood	Location: Coulter Lane Burntwood	Ward: Highfield
Site Area (ha): 1.34	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.04
Density Rate (dph): 30			
Yield Note: SHLAA methodology used, assumes 30dph at 80% of site			
Currently Suitable? Yes		Currently Available? Yes	
Currently Achievable? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>Achievability Notes: Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>	
When is site likely to come forward?: 0 - 5 years			
0-5 years		6-10 years	
11-15 years			
31		-	
Proposed Yield: 31		Current Deliverability: Deliverable	

Table B.48

ID: 12	Settlement: Burntwood	Location: Eastgate Street, The Abattoir	Ward: Chase Terrace
Site Area (ha): 0.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Density Rate (dph):			
Yield Note: Estimated yield is based on discussions which suggested 45 units, a mix of 2/3 bed homes and apartments 50:50 mix.			
Currently Suitable? No		Currently Available? No	
Currently Achievable? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities.</p> <p>Site may require remediation.</p>		<p>Availability Notes: Pre-app discussions held, owner willing to sell. The existing use will need to be relocated first and the site</p>	
		<p>Achievability Notes: Viability work undertaken at the pre app stage show that development is achievable.</p>	

ID: 12	Settlement: Burntwood	Location: Eastgate Street, The Abattoir	Ward: Chase Terrace
Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		cleared. Remediation may be required before work can commence.	
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 45	Current Deliverability: Developable

Table B.49

ID: 119	Settlement: Burntwood	Location: Mount Road, land at	Ward: Summerfield
Site Area (ha): 7.56	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7.56
Yield Note: 40 dph @60% used to reflect the nature and character of the surrounding area			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Allocated for employment. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected sites. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site currently used as employment, however some units are empty or for sale. Site needs to be cleared first.	Achievability Notes: Site clearance not believed to be a constraint to redevelopment.
		When is site likely to come forward?: 5 - 10 years	
		Proposed Yield: 180	Current Deliverability: Developable

Table B.50

ID: 146	Settlement: Burntwood	Location: High Street, 100-126	Ward: Chasetown
Site Area (ha): 0.46	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.46
Yield Note: 30dph@80%			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No indication when site may come forward, in multiple ownerships	Achievability Notes: No known constraints
		When is site likely to come forward?: 11 - 15 years	
		Proposed Yield: 11	Current Deliverability: Developable

Table B.51

ID: 147	Settlement: Burntwood	Location: Swan Island, Garage Site	Ward: All Saints
Site Area (ha): 0.16	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.16
Density Rate (dph): 50			

ID: 147		Settlement: Burntwood		Location: Swan Island, Garage Site		Ward: All Saints	
Yield Note: A high yield used to reflect proximity to local services and facilities and public transport corridor. Site lends itself to apartments over 3 or more floors.							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Site has been re-opened as a garage.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 11 - 15 years			
				Proposed Yield: 8		Current Deliverability: Developable	

Table B.52

ID: 151		Settlement: Burntwood		Location: Squash Club, Spinney Lane		Ward: Boney Hay	
Site Area (ha): 0.57	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.57	Density Rate (dph): 50			
Yield Note: 50dph @ 80 %							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM contributions to these projects may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: No known interest		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 23		Current Deliverability: Developable	

Table B.53

ID: 167		Settlement: Burntwood		Location: Hill Street, 1-3		Ward: Chasetown	
Site Area (ha): 0.12	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.12	Density Rate (dph):			
Yield Note: based on previous planning application which has now expired							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Planning permission has lapsed		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 5		Current Deliverability: Developable	

Table B.54

ID: 175	Settlement: Burntwood	Location: Springhill Road, 107		Ward: Summerfield
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05	Density Rate (dph):
Yield Note: based on previous planning application which has now expired				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 1	Current Deliverability: Developable

Table B.55

ID: 221	Settlement: Burntwood	Location: Highfields Road 165A, Chasetown		Ward: Chasetown
Site Area (ha): 0.02	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.02	Density Rate (dph):
Yield Note: based on previous planning application which has now expired				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 1	Current Deliverability: Developable

Table B.56

ID: 252	Settlement: Burntwood	Location: Queen Street, 4		Ward: Chasetown
Site Area (ha): 0.04	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.04	Density Rate (dph):
Yield Note: based on previous planning application which has now expired				
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
			When is site likely to come forward?: 6 - 10 years	
			Proposed Yield: 1	Current Deliverability: Developable

Table B.57

ID: 417		Settlement: Burntwood		Location: Springhill Road, 107		Ward: Summerfield	
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): -			
Yield Note: Yield from expired planning permission.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. SBI has been identified within site, and further work is being undertaken in relation to this. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: No known constraints		Achievability Notes: No known constraints	
				When is site likely to come forward?: 5 - 10 years			
				Proposed Yield: 1		Current Deliverability: Developable	

Table B.58

ID: 429		Settlement: Burntwood		Location: Queen Street, Cottage of Content PH		Ward: Chasetown	
Site Area (ha): 0.24	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.24	Density Rate (dph): 40			
Yield Note: 40dph used to reflect surrounding area							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Currently occupied. Unlikely to come forward in short term.		Achievability Notes: None identified	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 10		Current Deliverability: Developable	

Table B.59

ID: 458		Settlement: Burntwood		Location: Queen Street, 32		Ward: Chasetown	
Site Area (ha): 0.04	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): -			
Yield Note: Yield from expired planning permission.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. SBI has been identified within site, and further work is being undertaken in relation to this.				Availability Notes: No known constraints		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			

ID: 458	Settlement: Burntwood	Location: Queen Street, 32	Ward: Chasetown
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 3	Current Deliverability: Developable

Table B.60

ID: 471	Settlement: Burntwood	Location: Rugeley Road, 123	Ward: Chasetown
Site Area (ha): 0.09	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.12
Yield Note: based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.61

ID: 507	Settlement: Burntwood	Location: Mount Road Industrial Estate (North Part)	Ward: Summerfield
Site Area (ha): 5.88	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 5.88
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Potential for contaminated land, however due to size of site not likely to have negative impact. Redevelopment of site would improve environmental conditions for nearby residential, both existing and potential of site 119. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site in multiple ownerships, many occupied, but some initial interest.	Achievability Notes: Unknown, dependent on success of businesses on site.
		When is site likely to come forward?: 11-15 years	
		Proposed Yield: 140	Current Deliverability: Developable

Table B.62

ID: 557	Settlement: Burntwood	Location: Oakdene Road, 104	Ward: Chasetown
Site Area (ha): 0.04	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Density Rate (dph): -			

ID: 557	Settlement: Burntwood	Location: Oakdene Road, 104	Ward: Chasetown
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 -10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.63

ID: 584	Settlement: Burntwood	Location: Queen Street 20B	Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 -10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.64

ID: 587	Settlement: Burntwood	Location: Rugeley road, land rear of 109 & 111	Ward: Chase Terrace
Site Area (ha): 0.07	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.65

ID: 626	Settlement: Burntwood	Location: High Street, 87	Ward: Chasetown
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): -

ID: 626	Settlement: Burntwood	Location: High Street, 87	Ward: Chasetown
Yield Note: Yield from expired planning permission.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No known constraints	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.66

ID: 722	Settlement: Burntwood	Location: Springhill Road 38 & 40	Ward: Summerfield
Site Area (ha): 0.06	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.06
Yield Note: based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 2	Current Deliverability: Developable

Table B.67

ID: 780	Settlement: Burntwood	Location: Rugeley Road, land adj 30	Ward: Chase Terrace
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.01
Yield Note: based on previous planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Planning permission has lapsed	Achievability Notes: No known constraints
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 1	Current Deliverability: Developable

Table B.68

ID: 3	Settlement: Burntwood	Location: Bridge Cross Road, rear of Lambourne House	Ward: Chasetown
Site Area (ha): 0.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.42
Yield Note: Further work between housing and a RSL indicates higher yield than proposed in draft SHLAA. 50dph @ 80%			

ID: 3	Settlement: Burntwood	Location: Bridge Cross Road, rear of Lambourne House	Ward: Chasetown
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities.</p> <p>Access would need to be established via by-pass.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site has been redeveloped for an alternative use.</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 17	Current Deliverability: Not Developable

Table B.69

ID: 5	Settlement: Burntwood	Location: Greenwood House OPH	Ward: All Saints
Site Area (ha): 0.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.53
Yield Note: A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within a sustainable settlement. Close proximity to public transport nodes, services and facilities.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes:</p> <p>Site put forward by landowner and is clear and available now. SCC long standing desire to dispose.</p>	<p>Achievability Notes:</p> <p>No known constraints.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 17	Current Deliverability: Not Developable

Table B.70

ID: 42	Settlement: Burntwood	Location: Rake Hill	Ward: Highfield
Site Area (ha): 7.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.22
Yield Note: Residential area calculated on area outside floodzone and minus size of site 93. 40dph@60% has been used.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes:</p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	

ID: 42	Settlement: Burntwood	Location: Rake Hill	Ward: Highfield
<p>Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Proposed Yield: 67	Current Deliverability: Not Developable

Table B.71

ID: 93	Settlement: Burntwood	Location: Meg Lane, land at	Ward: Highfield
Site Area (ha): 18.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 18.53
Yield Note: 40dph@60% has been used. However, agent proposes 500 but no scheme provided to demonstrate.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>	
When is site likely to come forward?: -			
		Proposed Yield: 445	Current Deliverability: Not Developable

Table B.72

ID: 260	Settlement: Burntwood	Location: St Josephs Church, Chasetown	Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05
Yield Note: based on previous residential planning application which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
<p>Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Planning permission has lapsed - planning permission granted for alternative use of site.</p>	<p>Achievability Notes: No known constraints</p>
When is site likely to come forward?: -			

ID: 260	Settlement: Burntwood	Location: St Josephs Church, Chasetown	Ward: Chasetown
		Proposed Yield: 1	Current Deliverability: Not Developable

Table B.73

ID: 404	Settlement: Burntwood	Location: Rugeley Road, land to the east of	Ward: Highfield
Site Area (ha): 6.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.2
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 149	Current Deliverability: Not Developable

Table B.74

ID: 477	Settlement: Burntwood	Location: Bleak House Farm	Ward: Chase Terrace
Site Area (ha): 28.91	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 28.91
Yield Note: 40dph@60% has been used.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	

ID: 477	Settlement: Burntwood	Location: Bleak House Farm	Ward: Chase Terrace
Further investigation of Coal Subsidence area may be required. Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 694	Current Deliverability: Not Developable

Table B.75

ID: 632	Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
Site Area (ha): 2.99	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: 40dph@60% has been used.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.
		When is site likely to come forward?: -	
		Proposed Yield: 72	Current Deliverability: Not Developable

Table B.76

ID: 957	Settlement: Burntwood	Location: Ironstone Road, land west	Ward: Chase Terrace
Site Area (ha): 8.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 4.86
Yield Note: 30dph@60% has been used - agent suggest higher yield of 200			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location. Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	

ID: 957	Settlement: Burntwood	Location: Ironstone Road, land west	Ward: Chase Terrace
<p>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Proposed Yield: 146 (Agent proposes 200)	Current Deliverability: Not Developable

Table B.77

ID: 958	Settlement: Burntwood	Location: Ironstone Road, land west	Ward: Chase Terrace
Site Area (ha): 6.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 4.02
Yield Note: 30dph@60% has been used - agent suggest higher yield of 175			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p> <p>Current Deliverability: Not Developable</p>
		Proposed Yield: 120 (Agent proposes 175)	

Table B.78

ID: 964	Settlement: Burntwood	Location: Chorley Road, Land northof, Boney Hay	Ward: Boney Hay
Site Area (ha): 2.82	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.82
Yield Note: 30dph@60% has been used			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>

ID: 964	Settlement: Burntwood	Location: Chorley Road, Land northof, Boney Hay	Ward: Boney Hay
Further investigation of Coal Subsidence area may be required. Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 51	Current Deliverability: Not Developable

Table B.79

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
509	Cedar Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	7
510	Glenmore Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
511	Cedar Road, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
512	Glenmore Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
513	Woodland Way, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
514	Mossbank Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
515	Thistledown Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
516	Thistledown Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
517	Thistledown Avenue, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
518	Leafenden Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4

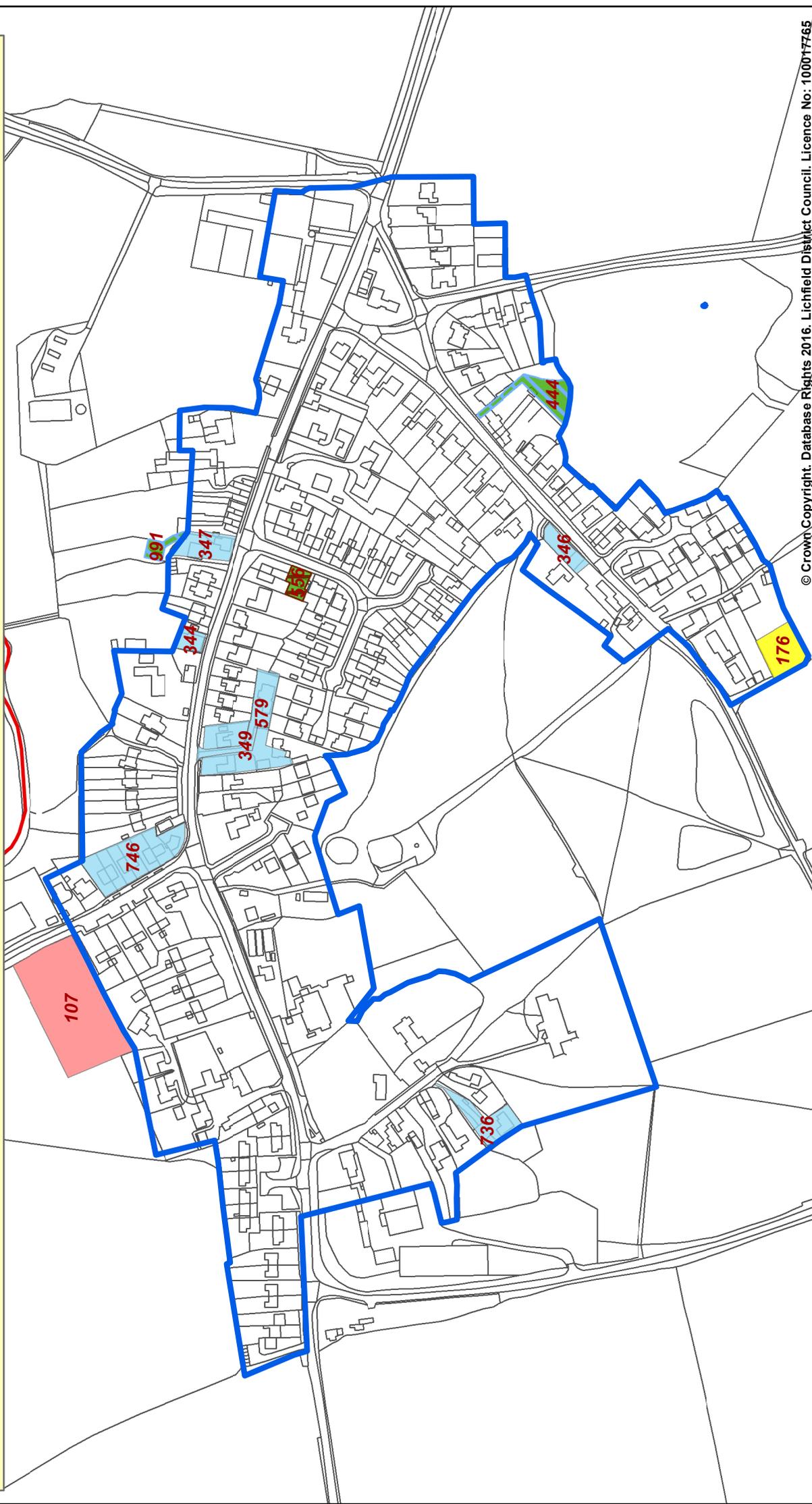
ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
519	Keepers Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
520	Russett Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	6
521	Chase Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
522	Sycamore Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
523	Poplar Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
524	Laburnum Grove, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
525	Laburnum Grove, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
526	Hill Street, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
527	Hill Street, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
528	Hill Street, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
529	Ash Grove, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
530	Cottage Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
531	Edwards Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
532	Cottage Lane, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
533	Avon Road	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
534	Queen Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
535	Summerfield Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
536	Newgate Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
537	Grange Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	5
538	Foxhills Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
539	Manor Rise, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
540	Manor Rise, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
541	Hospital Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
789	Queens Drive Industrial Estate	Survey	Yes- within the sustainable settlement od Burntwood	No - No know interest, multiple ownerships	No - May require CPO	Not Developable	48

Table B.80

B.4 Clifton Campville

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Clifton Campville

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Clifton Campville

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
347	Main Street, 127-129	Complete	07/01256/OUT	1	Complete
579	Main Street, land adj 94A	Complete	09/00259/FUL	1	Complete
344	Main Street, 117	Complete	02/01029/FUL	1	Complete
346	Hill Top Farm Cottage, land adj	Complete	03/00909/FUL	1	Complete
349	Main Street, 96	Complete	03/00097/FUL	1	Complete
736	Church Farm Cottages, land adj	Complete	04/01271/FUL	1	Complete
556	Main Street, land rear of 114-116	Under Construction	06/00962/OUT	1	Deliverable
746	Lullington Road, 2	Complete	11/01005/COU	7	Complete
444	Chestnut Lane, land rear of 11	Planning Permission Full	11/00856/REM	1	Deliverable
991	Main Street, 131, Field House,	Planning Permissin Full	15/01067/PND	1	Deliverable

Table B.81

ID: 176		Settlement: Clifton Campville		Location: The Chestnuts, Hillview		Ward: Mease and Tame	
Site Area (ha): 0.08	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph):			
Yield Note: Yield based on previous planning application which has now expired							
Currently Suitable? No			Currently Available? No		Currently Achievable? Yes		
Suitability Notes: The site is within the settlement boundary and planning permission has previously been granted. Site is within the River Mease water catchment therefore mitigation will be required.			Availability Notes: Planning permission has now expired		Achievability Notes: No known constraints		
			When is site likely to come forward?: 6-10 years				
			Proposed Yield: 2		Current Deliverability: Developable		

Table B.82

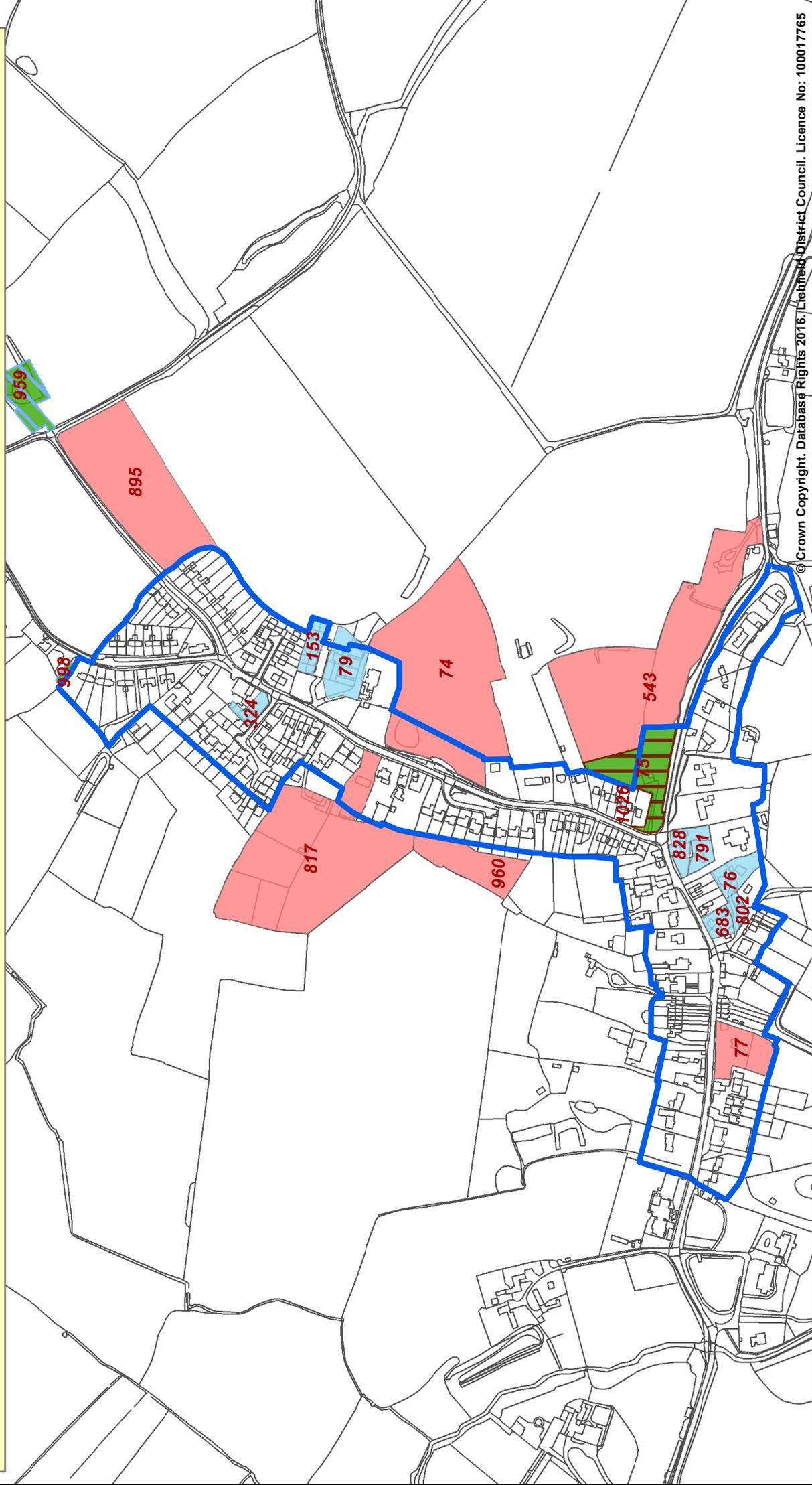
ID: 107		Settlement: Clifton Campville		Location: Lullington Road		Ward: Mease and Tame	
Site Area (ha): 0.41	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.41	Density Rate (dph): 30			
Yield Note: 30 dph @ 80% used to reflect nature and character of settlement.							
Currently Suitable? No			Currently Available? Yes		Currently Achievable? No		

ID: 107	Settlement: Clifton Campville	Location: Lullington Road	Ward: Mease and Tame
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Impact on SAC may need investigation. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
	<p>When is site likely to come forward?: -</p>		
	<p>Proposed Yield: 10</p>	<p>Current Deliverability: Not Developable</p>	

Table B.83

B.5 Colton

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Colton

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Colton

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
153	High Street, Littlehay Manor Farm	Complete	07/01159/FUL	5	Complete
324	Ye Olde Dun Cow, Colton	Complete	06/00036/FUL	2	Complete
683	Bellamour Way, Croft House	Complete	10/00861/FUL	1	Complete
79	High Street, Littlehay Manor Farm (barns)	Complete	08/01142/COU	5	Complete
75	High Street,2,	Under Construction	14/00924/FUL	2	Deliverable
76	Martlin Lane, land off	Complete	12/00141/FUL	2	Complete
791	Bellamour Way, land rear Lloyds Cottages	Complete	12/00396/FUL	1	Complete
802	Martlin Land, land off (2)	Complete	12/00776/FUL	1	Complete
828	Bellamour Way, Lloyds Cottages (2)	Complete	13/00013/FUL	1	Complete
959	Newlands Lane, Land at	Planning Permission Full	14/01231/PND	1	Deliverable
998	Narrow Lane, Chase View	Planning Permission Full	15/01220/PND	1	Deliverable
1026	High Street, 8	Complete	16/00098/ENFCU	1	Complete

Table B.84

ID: 74		Settlement: Colton		Location: High Street		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 2.25		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.25	
						Density Rate (dph): 30	
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement. TPO may affect design and yield.							
Currently Suitable? No				Currently Available? No		Currently Achievable? No	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required.</p>				<p>Availability Notes: Owner not looking to develop at present.</p>		<p>Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.</p>	
				When is site likely to come forward?: -			

ID: 74	Settlement: Colton	Location: High Street		Ward: Colton and Mavesyn Ridware
Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			Proposed Yield: 40	Current Deliverability: Not Developable

Table B.85

ID: 75	Settlement: Colton	Location: High Street, 2		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.32	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.32	Density Rate (dph):
Yield Note: Two dwellings in rear garden. TPO may affect design and yield.				
Currently Suitable? No		Currently Available? No		Currently Achievable? No
Suitability Notes: The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No indication that site is available.		Achievability Notes: Suitable access will be required.
		When is site likely to come forward?: -		
			Proposed Yield: 2	Current Deliverability: Not Developable

Table B.86

ID: 77	Settlement: Colton	Location: The Paddock, Bellamour Way		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.29	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.10	Density Rate (dph): 30
Yield Note: Yield based on rear field only as front is garden and likely to impact on Listed Building				
Currently Suitable? No		Currently Available? No		Currently Achievable? No
Suitability Notes: The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Coal Subsidence area may need investigation. Suitable access to the site is required. Conservation Area - may impact on design. Loss of Grade 2/3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: No indication that site is available.		Achievability Notes: Suitable access will be required.
		When is site likely to come forward?: -		
			Proposed Yield: 3	Current Deliverability: Not Developable

Table B.87

ID: 543	Settlement: Colton	Location: High Street, land rear Aspley House		Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.74	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.74	Density Rate (dph): 30

ID: 543		Settlement: Colton	Location: High Street, land rear Aspley House	Ward: Colton and Mavesyn Ridware
Yield Note: 30 dph @ 80% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		
Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 42		Current Deliverability: Not Developable

Table B.88

ID: 817		Settlement: Colton	Location: High Street, land rear of 61	Ward: Colton and Mavesyn Ridware
Site Area (ha): 2.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.3	Density Rate (dph): 30
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes:		Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		
Suitable access required. Further investigation of Coal Subsidence area may be required.		Proposed Yield: 33		Current Deliverability: Not Developable
Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				

Table B.89

ID: 895		Settlement: Colton	Location: High Street, land off	Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.1	Density Rate (dph): 30

ID: 895		Settlement: Colton	Location: High Street, land off	Ward: Colton and Mavesyn Ridware
Yield Note: 30 dph @ 80% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes:		Achievability Notes: Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.
		When is site likely to come forward?: -		
		Proposed Yield: 34		Current Deliverability: Not Developable

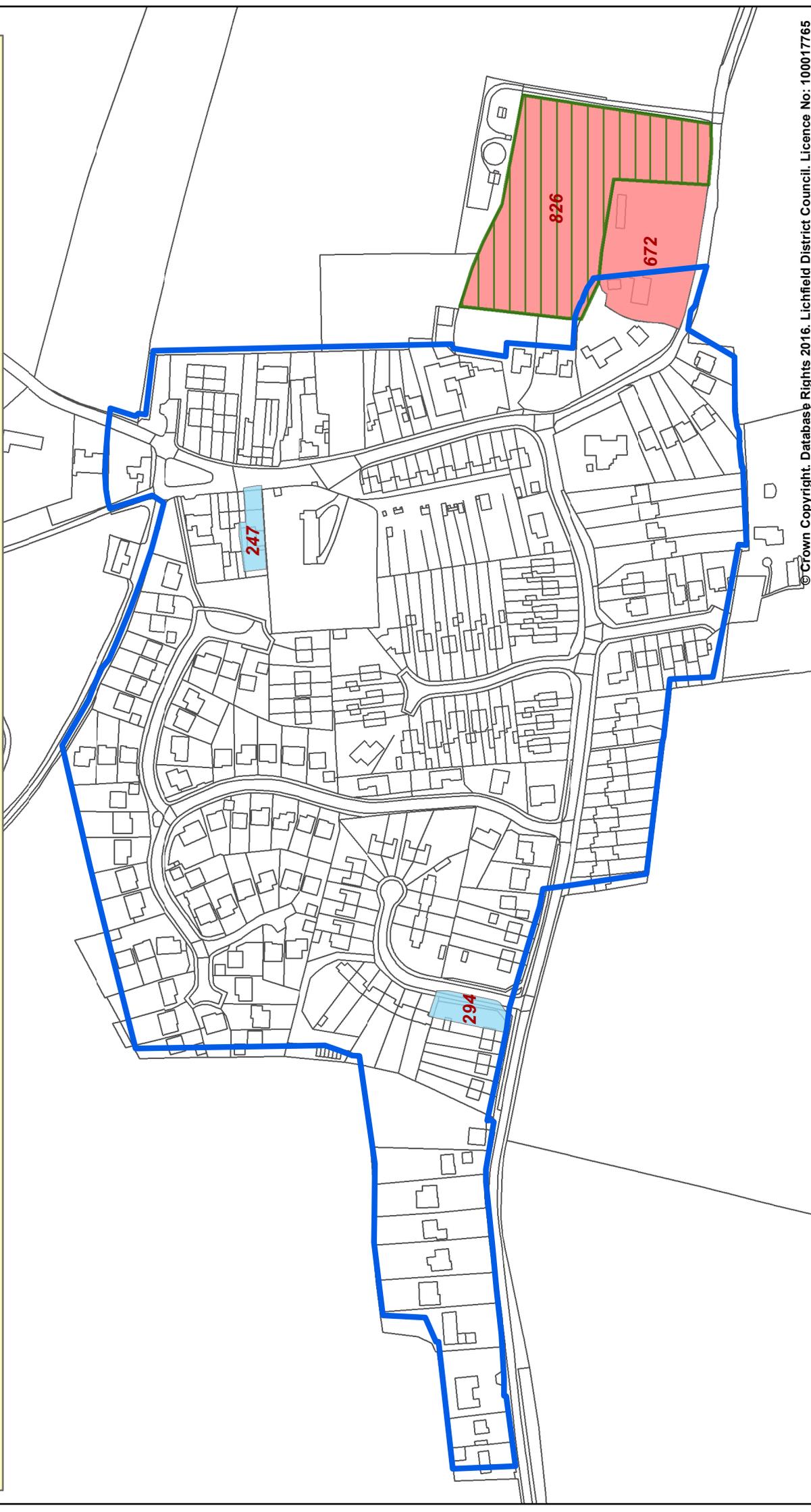
Table B.90

ID: 960		Settlement: Colton	Location: High Street, Rear of 31,	Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30
Yield Note: 30 dph @ 60% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p> <p>Suitable access required. Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Owners have indicated willingness for bungalows or an exception site for affordable housing		Achievability Notes: Not been demonstrated that development can occur without negative impact on nature conservation.
		When is site likely to come forward?: -		
		Proposed Yield: 5		Current Deliverability: Not Developable

Table B.91

B.6 Drayton Bassett

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Drayton Bassett

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Drayton Bassett

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
247	Post Office, Drayton Bassett	Complete	06/00255/COU	1	Complete
294	Drayton Lane, 53	Complete	05/00243/FUL	1	Complete

Table B.92

ID: 672	Settlement: Drayton Bassett	Location: Salts Lane, Willow End	Ward: Bourne Vale	
Site Area (ha): 0.43	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.43	Density Rate (dph): 30
Yield Note: Yield from expired planning permission				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is partly outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site has previously had planning consent however this has expired.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Loss of agricultural land may need justification.		When is site likely to come forward?: -		
		Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.93

ID: 826	Settlement: Drayton Bassett	Location: Salts Lane, land off	Ward: Bourne Vale	
Site Area (ha): 0.87	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.87	Density Rate (dph): 30
Yield Note: 30dph @ 60%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to mixed communities.		Availability Notes: Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Loss of agricultural land may need justification.		When is site likely to come forward?: -		
		Proposed Yield: 20	Current Deliverability: Not Developable	

Table B.94

B.7 East of Rugeley

East of Rugeley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
157	Rugeley Local Centre	Under Construction	14/01018/FULM	57	Deliverable
586	Rugeley ERZ (phase 2a) Barratt Homes	Complete	08/00387/REMM	79	Complete
585	Rugeley ERZ (Phase 1) Persimmon Homes	Complete	09/00991/REMM	81	Complete
697	Rugeley ERZ (Phase 2B) Barratt Homes	Complete	10/00420/REMM	72	Complete
745	Rugeley ERZ (Phase 3) Persimmon Homes	Complete	10/01200/REMM	117	Complete
848	Rugeley ERZ (Phases 4 & 5)	Under Construction	10/01201/REMM	25 (remain to be completed)	Deliverable
173	Rugeley ERZ	Planning Permission Outline	03/00627/OUTM	Yield included in reserved matters applications	

Table B.95

ID: 27		Settlement: East of Rugeley	Location: Rugeley Road, South of (Part of CC District)	Ward: Armitage with Handscare
Site Area (ha): 0.49	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): - 0.49	Density Rate (dph): 30
Yield Note: 0.49ha is the size of area within LDC. 40dph@80% has been used to reflect Cannock Chase District Council SHLAA, whole site is 1.22 Ha				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Access to site has been investigated by agent and several options proposed. Favoured option requires land purchase.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. Pre-application submissions have been made with a view to bringing the site forward within the next 5 years.</p> <p>When is site likely to come forward?: 11-15 years</p>		<p>Achievability Notes: Suitable access required through land outside owners control, not considered by agent to affect viability.</p>
		<p>Proposed Yield: 15 (Based on proportion of site within Lichfield District, Site would provide 30 dwellings in total)</p>		<p>Current Deliverability: Developable</p>

Table B.96

ID: 406 (ELAA ID: 109)	Settlement: East of Rugeley	Location: Borrow Pit, Power Station		Ward: Armitage with Handscare
Site Area (ha): 14.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.69	Density Rate (dph):
Yield Note: However agent has suggested that the site could accommodate a higher yield of 450 dwellings				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: The site is adjacent to the site with planning permission, and adjacent to Rugeley and public transport routes. A local centre has permission on the adjacent site and if built would improve sustainability of this site. Site is part of the East of Rugeley Strategic Development Allocation identified within the Local Plan Strategy.</p> <p>Further investigation of Coal Subsidence area may be required. Site has permission to be filled in with ash, agent confirms ready for redevelopment in 2017.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site has benefit of planning permission for infill with ash from the power station. Once complete will allow for redevelopment in approx 2017.</p>		<p>Achievability Notes: Infill of pit from Power Station is not cost to development and assumed site is achievable.</p>
		When is site likely to come forward?: 11-15 years		
		Proposed Yield: 450		Current Deliverability: Developable

Table B.97

ID: 832	Settlement: East of Rugeley	Location: Armitage Road, land off Hawkesyard (1)		Ward: Armitage with Handscare
Site Area (ha): 1.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 30
Yield Note: Yield based on information submitted by agent.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Site is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.</p> <p>Further investigation of Coal Subsidence area may be required. Agent states access is required off Rugeley Road.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Suitable access required.</p>
		When is site likely to come forward?: 06-10 years		
		Proposed Yield: 40		Current Deliverability: Developable

Table B.98

ID: 833	Settlement: East of Rugeley	Location: Armitage Road, land off Hawkesyard (2)	Ward: Armitage with Handscare	
Site Area (ha): 3.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): -	Density Rate (dph): 30
Yield Note: Yield based on information submitted by agent				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Sites is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.</p> <p>Further investigation of Coal Subsidence area may be required. Agent states access is required off Rugeley Road.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required.
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 110		Current Deliverability: Developable

Table B.99

ID: 1028	Settlement: East of Rugeley	Location: A51 east of/A513, Lea Hall Road, (Site D)	Ward: Armitage with Handscare	
Site Area (ha): 2.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.8	Density Rate (dph): 30
Yield Note: 30dph based upon 60%developable area				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is being promoted by the owner/agent.		Achievability Notes: Suitable access is required.
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 50		Current Deliverability: Developable

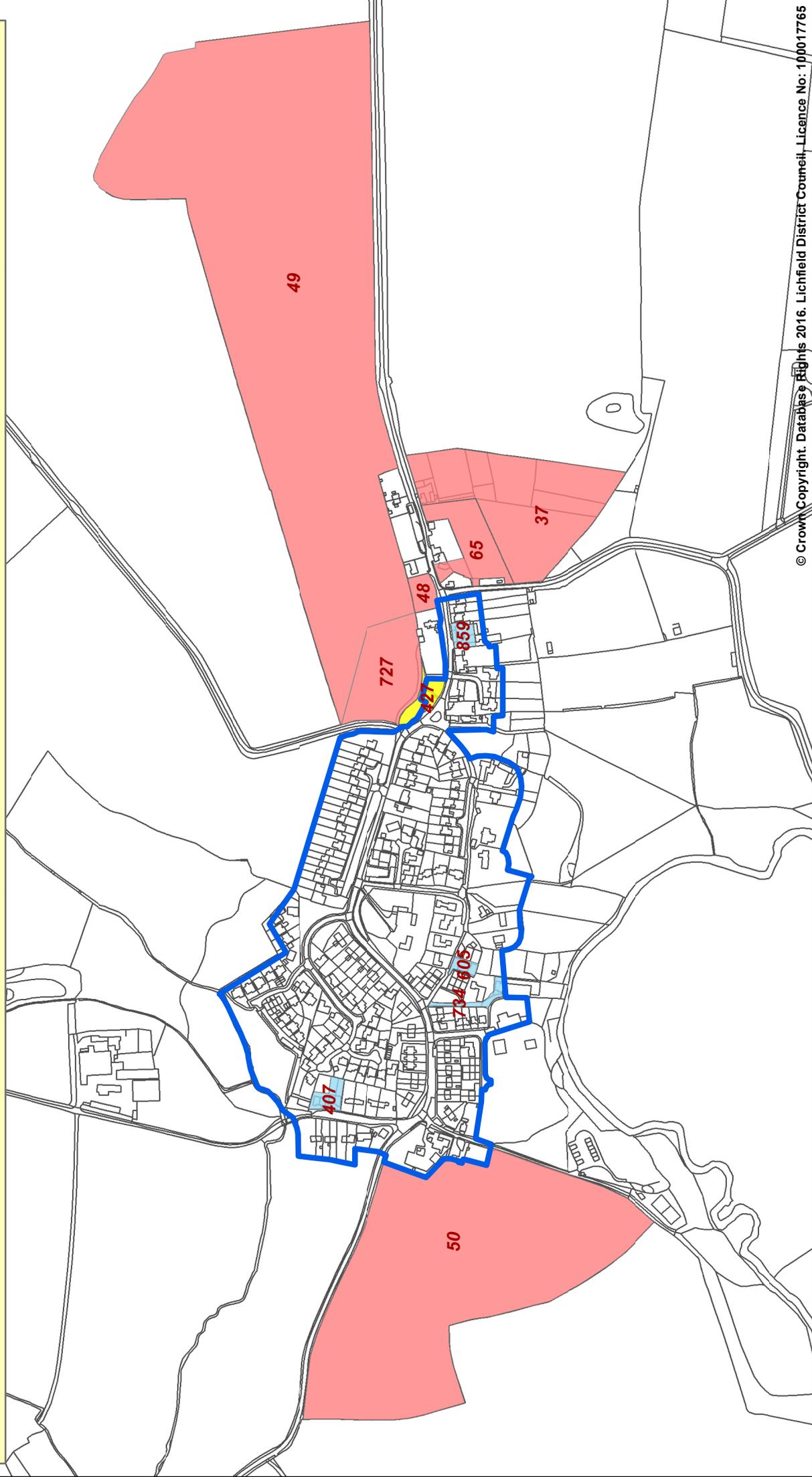
Table B.100

ID: 1031		Settlement: East of Rugeley		Location: Rugeley Power Station		Ward: Armitage with Handscare			
Site Area (ha): 83.76	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 64.09		Density Rate (dph): 30				
Yield Note: A master plan will be prepared. Indicative yield calculated using SHLAA methodology based on 30dph based upon 60% developable area.									
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes			
Suitability Notes: The site is adjacent to the site with planning permission, and adjacent to Rugeley and public transport routes. The site will be subject to a cross boundary masterplanning exercise. Further investigation of Coal Subsidence area may be required. Part of the site is within flood zone 2. An SBI and BAS are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Closure of current power station has been announced. Decommissioning and demolition/remediation expected to take approximately 4 years from closure of station. Timescales and level of demolition/remediation prior to development currently unknown.		Achievability Notes: Given uncertainty of closure of station and the timescales of the site becoming available there is uncertainty over the achievability of the site,			
				6-10 years		11-15+ years			
				-		675			
				When is site likely to come forward?: 11-15 years					
				Proposed Yield: 1154				Current Deliverability: Developable	

Table B.101

B.8 Edingale

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Edingale

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Edingale

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
605	Hollows End, Church Hollow	Complete	09/00473/FUL	1	Complete
734	Croxall Road, land between Fort Joe and Joes Cave	Complete	12/00610/REM	1	Complete
407	Pessall Lane, 14-16	Complete	10/01544/FUL	2	Complete
859	Main Road, 3 Stable Yard Nursery School	Complete	13/00937/COU	1	Complete

Table B.102

ID: 427	Settlement: Edingale	Location: Black Horse PH		Ward: Mease and Tame
Site Area (ha): 0.14	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.14	Density Rate (dph): 30
Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? No		Currently Achievable? Yes
<p>Suitability Notes: The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within the National Forest therefore mitigation may be required. Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.</p>		Availability Notes: No interest shown		Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years		
		Proposed Yield: 4		Current Deliverability: Developable

Table B.103

ID: 37	Settlement: Edingale	Location: Lullington Road		Ward: Mease and Tame
Site Area (ha): 2.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.08	Density Rate (dph): 30
Yield Note: A dph rate of 30 @60% has been used to reflect surrounding character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown - measures to</p>

ID: 37	Settlement: Edingale	Location: Lullington Road	Ward: Mease and Tame
<p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p>			improve sustainability may impact on viability.
<p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>When is site likely to come forward?: -</p>	<p>Proposed Yield: 37</p> <p>Current Deliverability: Not Developable</p>

Table B.104

ID: 48	Settlement: Edingale	Location: Lullington Road, Peartree Cottage	Ward: Mease and Tame
Site Area (ha): 0.12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.12
Yield Note: 30dph to reflect existing character and grain of adjacent settlement			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p>When is site likely to come forward?: -</p>	<p>Achievability Notes: Unknown - measures to improve sustainability may impact on viability.</p> <p>Proposed Yield: 3</p> <p>Current Deliverability: Not Developable</p>

Table B.105

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road	Ward: Mease and Tame
Site Area (ha): 14.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.57
Yield Note: 30dph @ 60% to reflect existing character and grain of adjacent settlement			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown - measures to</p>

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road	Ward: Mease and Tame
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.			improve sustainability may impact on viability.
Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		When is site likely to come forward?: -	
		Proposed Yield: 262	Current Deliverability: Not Developable

Table B.106

ID: 50	Settlement: Edingale	Location: Croxall Road, Mary Howard Primary	Ward: Mease and Tame
Site Area (ha): 7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 7
Yield Note: 30dph @ 60% to reflect existing character and grain of settlement			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown - measures to improve sustainability and SFRA may impact on viability.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). Strategic Flood Risk Assessment may be required.		When is site likely to come forward?: -	
Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI, SBI and SAC are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		Proposed Yield: 126	Current Deliverability: Not Developable

Table B.107

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
Site Area (ha): 0.52	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.52
Yield Note: 30dph @ 80% to reflect existing character and grain of nearby settlement although 8 proposed.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how

ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p>			measures to improve sustainability would impact on viability,
<p>An SSSI and SBI are within 1km and the impact on it may need further investigation. Site is within the National Forest therefore mitigation may be required. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>When is site likely to come forward?: -</p>	
		<p>Proposed Yield: 12</p>	<p>Current Deliverability: Not Developable</p>

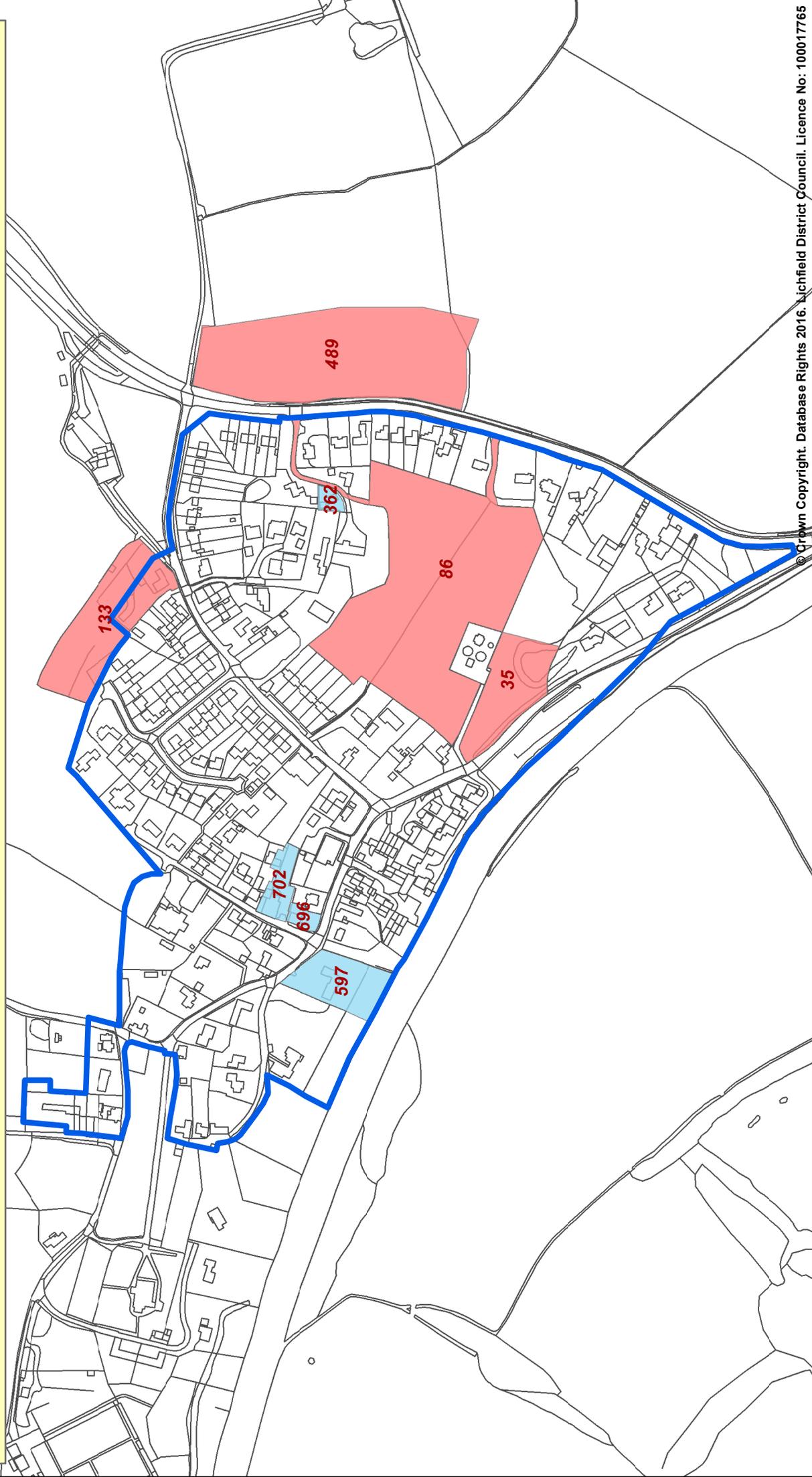
Table B.108

ID: 727	Settlement: Edingale	Location: land at Raddle Lane, Edingale	Ward: Mease and Tame
<p>Site Area (ha): 0.83</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 0.83</p>
<p>Yield Note: A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.</p>			
<p>Currently Suitable? No</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable? Yes</p>
<p>Suitability Notes:</p> <p>The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Site is within the National Forest therefore mitigation may be required.</p> <p>Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p>Availability Notes: No interest shown</p>	<p>Achievability Notes: No known constraints</p>
		<p>When is site likely to come forward?: 6-10-years</p>	
		<p>Proposed Yield: 17</p>	<p>Current Deliverability: Not Developable</p>

Table B.109

B.9 Elford

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Elford

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Elford

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
362	Eddies Lane, land adj 2	Complete	05/00301/FUL	1	Complete
597	Church Road, The Rectory	Complete	11/01181/FUL	1	Complete
696	The Square, Former Post Office	Complete	10/01148/COU	1	Complete
702	The Square, The Crown Inn	Complete	10/01110/FUL	3	Complete

Table B.110

ID: 35		Settlement: Elford		Location: The Shubbery		Ward: Mease and Tame	
Site Area (ha): 0.47		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.47	
						Density Rate (dph): 30	
Yield Note: 30dph@100% has been used to reflect surrounding character and grain of adjacent settlement							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Floodzone 2(part) 3a (part). SFRA may be required. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Access required and level issues. Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 11		Current Deliverability: Not Developable	

Table B.111

ID: 86		Settlement: Elford		Location: Webbs Farm, South of		Ward: Mease and Tame	
Site Area (ha): 2.57		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 2.57	
						Density Rate (dph): 30	
Yield Note: 30dph@60% to reflect existing character and grain of settlement. Adjacent TPO woodland may affect design and yield.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p>Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Suitable access required. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			

ID: 86	Settlement: Elford	Location: Webbs Farm, South of		Ward: Mease and Tame
			Proposed Yield: 46	Current Deliverability: Not Developable

Table B.112

ID: 133	Settlement: Elford	Location: The Beck		Ward: Mease and Tame
Site Area (ha): 0.58	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.58	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect existing character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Impact on floodzone 2 may need investigation. Loss of grade 3 agricultural land may need justification.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: 14	Current Deliverability: Not Developable	

Table B.113

ID: 489	Settlement: Elford	Location: Burton East, land east of		Ward: Mease and Tame
Site Area (ha): 1.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.78	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Loss of grade 3 agricultural land may need justification.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: 43	Current Deliverability: Not Developable	

Table B.114

B.10 Fazeley

Fazeley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
327	Orchard House, land at	Complete	01/00738/FUL	1	Complete
389	Park Lane, The Dower House	Complete	01/00776/FUL	1	Complete
621	Victoria Drive, 6	Complete	09/00969/COU	1	Complete
263	Sutton Road, 125	Complete	07/00373/FUL	3	Complete
262	Stud Farm Drive, 9	Complete	06/00355/REM	1	Complete
292	Arcadia, Drayton Manor Drive	Complete	04/00480/FUL	1	Complete
326	The Green, 15	Complete	01/00872/FUL	1	Complete
328	Park Lane, 75, Bonehill	Complete	03/00389/FUL	1	Complete
330	Brook End, 40	Complete	06/00922/FUL	1	Complete
331	Bonehill House	Complete	07/01157/FUL	1	Complete
161	Brook End, Garage Court, rear 41-43	Complete	08/00775/FUL	2	Complete
329	Deer Park Road, land rear of 31 & 32	Complete	06/01064//FUL	2	Complete
402	The Green, land rear of 17a, 17, 21	Complete	07/00416/FUL	4	Complete
118	Laurel House	Complete	05/01140/OUTM & 08/00422/REMM	77	Complete
200	Coleshill Street, 59	Complete	05/00881/FUL	2	Complete
201	Coleshill Street, 85	Complete	13/01129/FUL	1	Complete
410	Coleshill Street, 61	Complete	08/01026/FUL	5	Complete
117	The Boathouse	Complete	10/01256/FULM	12	Complete
773	Park lane, The Bungalow	Complete	11/01204/FUL	1	Complete
115	Tolsons Mill	Planning Permission Full S106	12/01067/FULM	100	Deliverable
773	Park Lane, the Bungalow	Complete	11/01204/FUL	1	Complete
171	Reindeer Road 1 (land adj)	Planning Permission Full	12/00854/REM	1	Deliverable
162	Buxton Avenue and Brook End	Complete	06/00978/OUT & 08/00526/REM	2	Complete
100	The Green, 20	Planning Permission Outline	11/01052/OUT	4	Deliverable
807	Brook End, land off	Planning Permission Outline	12/00356/OUT	3	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
849	Lichfield Street, 267	Complete	13/00088/COU	1	Complete
913	Sutton Road, 179	Complete	14/00188/FUL	1	Complete
929	Watling Street, 407	Planning Permission Full	14/00580/COU	1	Deliverable
942	Manor Road, land rear 16	Planning Permission Full	14/00966/FUL	1	Deliverable
971	Lichfield Street, 119	Planning Permission Full	15/00263/FUL	1	Deliverable
992	Coleshill Street, 8, Fazeley Post Office	Planning Permission Full	15/00821/FUL	2	Deliverable

Table B.115

ID: 94		Settlement: Fazeley		Location: Aldin Cloase, land off, Mile Oak		Ward: Fazeley			
Site Area (ha): 8.24	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 8.24		Density Rate (dph): 40				
Yield Note: 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 250 which is approx 30dph, but has not provided scheme to demonstrate.									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.			
Within Greenbelt. Does not wholly comply with current development plan policies Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				When is site likely to come forward?: 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				75		123		-	
				Proposed Yield: 198				Current Deliverability: Deliverable	

Table B.116

ID: 95		Settlement: Fazeley		Location: Lichfield Street/Park Lane, land off		Ward: Fazeley	
Site Area (ha): 1.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.93		Density Rate (dph): 40		
Yield Note: 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 60 which is approx 30dph.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 95	Settlement: Fazeley	Location: Lichfield Street/Park Lane, land off	Ward: Fazeley
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Within Conservation Area. Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 62	Current Deliverability: Deliverable

Table B.117

ID: 96 (ELAA ID: 41)	Settlement: Fazeley	Location: Fazeley (Gould's) Saw Mill, Timber Yard	Ward: Fazeley
Site Area (ha): 0.62	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.62
Yield Note: 50dph @ 80% has been used as it is felt a high density can be achieved on this site but there is a need to also provide a suitable mix. A higher yield may be possible as application for 104 refused.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Developer has not demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.118

ID: 97 (ELAA ID: 106)	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley
Site Area (ha): 0.48	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):
Yield Note: pre-app discussions taking place with proposed yield of 28. Likely to reduce with revised plans to accommodate increase in amenity space.			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints,</p>

ID: 97 (ELAA ID: 106)	Settlement: Fazeley	Location: Lichfield Street, Bonehill Mill	Ward: Fazeley
<p>Part of the sites is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>			pre app discussions ongoing. Further work required, considered that commencement not imminent.
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: 25	Current Deliverability: Deliverable

Table B.119

ID: 140	Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley
Site Area (ha): 5.22	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.29 Density Rate (dph): 40
Yield Note: Area for residential omits size of site ID 95. 40dph@60% to reflect existing character and grain of nearby			
Currently Suitable? Yes		Currently Available? Yes	
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. Site has potential for protected species.</p>		Achievability Notes: No known constraints.	
		When is site likely to come forward?: 0 - 10 years	
		0-5 yeras	6-10 years 11-15 years
		75	4 -
		Proposed Yield: 79	Current Deliverability: Deliverable

Table B.120

ID: 440	Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
Site Area (ha): 0.22	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.22 Density Rate (dph): 30
Yield Note: 30dph to reflect existing character of settlement. Presence of TPO may affect density.			
Currently Suitable? Yes		Currently Available? Yes	
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<p>The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		Achievability Notes: If access can be achieved then no known constraints.	
		When is site likely to come forward?: 0 - 5 years	

ID: 440	Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
		Proposed Yield: 7	Current Deliverability: Deliverable

Table B.121

ID: 472	Settlement: Fazeley	Location: Sutton Road, Bangley Farm	Ward: Fazeley	
Site Area (ha): 10.63	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.63	Density Rate (dph): 40
Yield Note: 40dph@60%				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>The loss of Grade 2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation.</p>		When is site likely to come forward?: 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		150	105	-
		Proposed Yield: 255		Current Deliverability: Deliverable

Table B.122

ID: 495	Settlement: Fazeley	Location: Land west of Sir Robert Peel Hospital	Ward: Fazeley	
Site Area (ha): 4.23	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.5	Density Rate (dph): 30
Yield Note: Yield proposed by agent at 30dph. Other areas put aside for open space etc. considered suitable assumption at this stage as 40dph at 60% for whole site would yield 102.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.</p>		When is site likely to come forward?: 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		75	27	-
		Proposed Yield: 102		Current Deliverability: Deliverable

Table B.123

ID: 723		Settlement: Fazeley		Location: Gainsborough Drive, 1, Mile Oak		Ward: Fazeley	
Site Area (ha): 0.15	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.15		Density Rate (dph): 30		
Yield Note: Planning application currently being considered for 2 dwellings							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.				Availability Notes: Planning application currently submitted		Achievability Notes: No known constraints	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 2		Current Deliverability: Deliverable	

Table B.124

ID: 116		Settlement: Fazeley		Location: Petrol Station		Ward: Fazeley	
Site Area (ha): 0.13	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 3.5		Density Rate (dph): 30		
Yield Note: Based on conversion of part of LB and construction of new flats							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Within Conservation Area and involves Listed Building so careful design needed. The loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species.				Availability Notes: Site currently used as petrol station. No indication that owner wishes to develop.		Achievability Notes: Consider need to remediate site - may affect viability.	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 10		Current Deliverability: Developable	

Table B.125

ID: 200		Settlement: Fazeley		Location: Coleshill Street, 59		Ward: Fazeley	
Site Area (ha): 0.22	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.07		Density Rate (dph): -		
Yield Note: Yield based on expired planning permissions							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: If access can be achieved then no known constraints.	

ID: 200	Settlement: Fazeley	Location: Coleshill Street, 59	Ward: Fazeley
The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.			
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 2	Current Deliverability: Developable

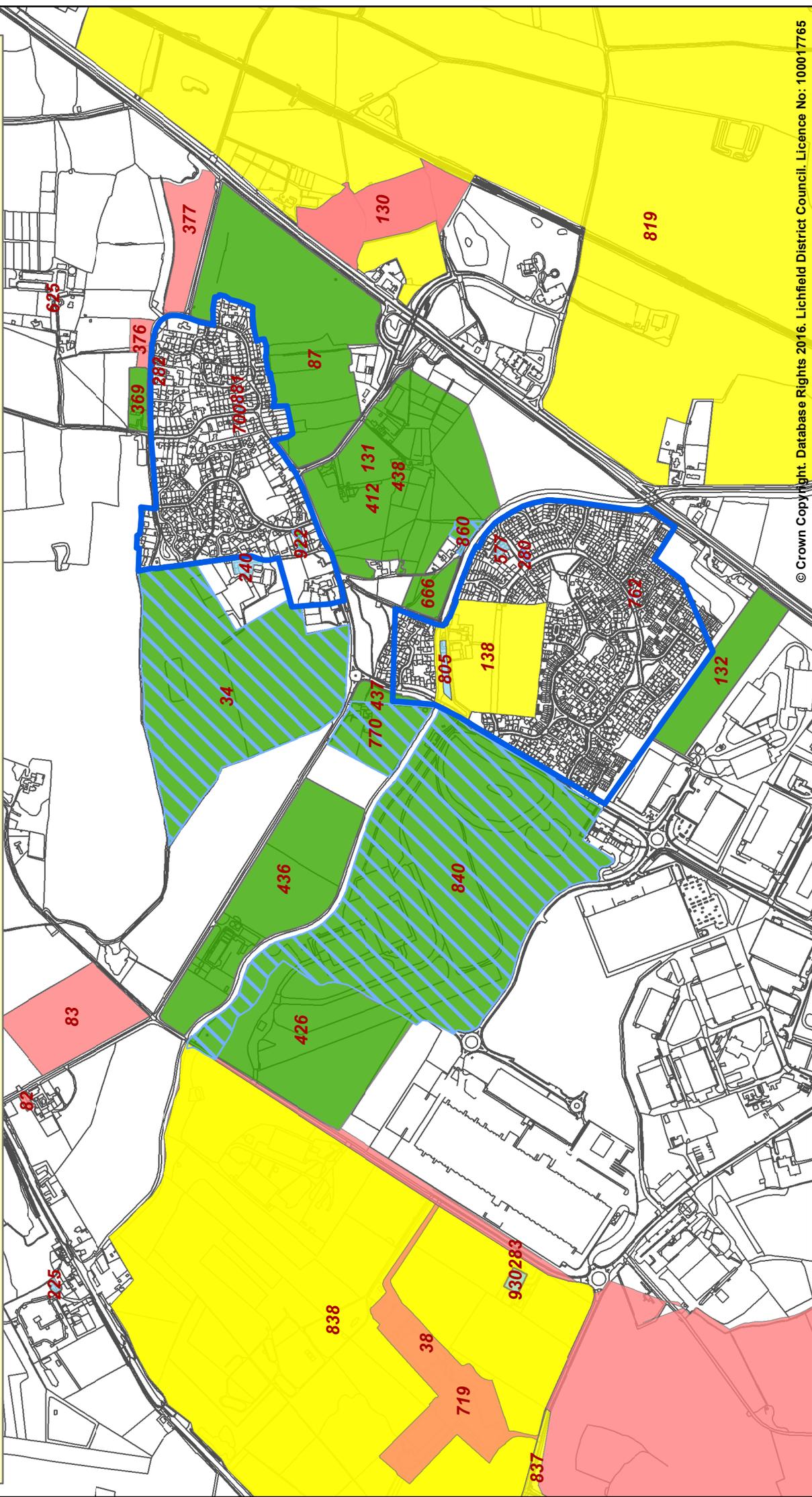
Table B.126

ID: 764	Settlement: Fazeley	Location: Tolsons Industrial Estate	Ward: Fazeley
Site Area (ha): 1.9	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.62
Yield Note: Yield of 35 dph felt appropriate given the surrounding built form.			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? No
Suitability Notes: Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Identified with Employment Land Review as a site that should no longer be included in the emolument land portfolio.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unsure of achievability due to multiple ownerships on site.
		When is site likely to come forward?: 5-10 years	
		Proposed Yield: 60	Current Deliverability: Developable

Table B.127

B.11 Fradley

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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SHLAA Sites 2015-2016

Fradley

- Complete
- Deliverable
- Developable
- Not Developable
- ▨ Site with Planning Permission
- ▨ Site under construction
- Green Belt Site
- Settlement Boundary
- District Boundary

NOT TO SCALE

SHLAA Sites 2015-2016

Fradley

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
34	Old Hall Farm, Fradley	Planning Permission Outline s106 (resolution to grant)	13/00633/OUTM	250	Deliverable
577	Jordan Close, 3	Complete	09/00164/FUL	3	Complete
282	Hatching Tan, Dunmore Hay Lane	Complete	02/00495/FUL	1	Complete
240	Old Hall Lane, Old Hall Farm	Complete	06/00471/COU	7	Complete
280	Worthington Road, 81	Complete	06/01023/FUL	1	Complete
625	Cowhill Lane, Fox Meadow Farm	Complete	09/01074/COU	1	Complete
700	Long Lane, 4	Planning Permission Full	10/01354/FUL	1	Deliverable
762	Forrester Close, Pumping Station	Planning Permission Full	11/01286/FUL	1	Deliverable
770	Hay End Lane, land off Brookfield Farm	Planning Permission Outline	14/01038/OUTM	70	Deliverable
391	Church Lane, Church Farm	Planning Permission Full	12/00417/FUL	1	Deliverable
805	Bridge Farm Lane, Bridge Farm	Complete	12/00908/COU	1	Complete
840	Gorse Lane, land off, Fradley Park	Planning Permission Outline	10/01498/OUTMEI	750	Deliverable (upto 375 dwellings in 0-5 years)
860	Heath Gap, Bear Cottage	Planning Permission Full	13/00750/FUL	1	Deliverable
881	Church Lane, 42 Fradley Cottage	Complete	13/01089/FUL	1	Complete
922	Old Hall Lane, land adj 4, Church Close	Planning Permission Full	14/00470/FUL	1	Deliverable

Table B.128

ID: 87 (ELAA ID: 102)	Settlement: Fradley	Location: Fradley Lane, land off		Ward: Alrewas and Fradley
Site Area (ha): 14.57	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 7.18	Density Rate (dph):
Yield Note: Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 87 Settlement: Fradley		Location: Fradley Lane, land off		Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI & BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
<p>When is site likely to come forward?: 0 - 5 years</p>				
0-5 years		6-10 years		11-15 years
150		122		-
<p>Proposed Yield: 272</p>				<p>Current Deliverability: Deliverable</p>

Table B.129

ID: 131		Settlement: Fradley		Location: Fradley Lane		Ward: Alrewas and Fradley
Site Area (ha): 1.45	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.4	Density Rate (dph): 40		
<p>Yield Note: yield included under site 438. (Approx - 45 on site)</p>						
<p>Currently Suitable? Yes</p>			<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: No known constraints. Could come forward either on its own or as part of a larger scheme for site 87 or 438.</p>		<p>Achievability Notes: No known constraints.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>						
<p>Proposed Yield: -</p>				<p>Current Deliverability: Deliverable</p>		

Table B.130

ID: 132		Settlement: Fradley		Location: South Fradley		Ward: Alrewas and Fradley
Site Area (ha): 3.97	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 3.97	Density Rate (dph): 40		
<p>Yield Note: 40dph@60%</p>						
<p>Currently Suitable? Yes</p>			<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>	

ID: 132 Settlement: Fradley		Location: South Fradley		Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site has potential for protected species.</p> <p>Impact of noise from associated uses and A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
<p>When is site likely to come forward?: 0 - 10 years</p>				
0-5 years		6-10 years		11-15 years
75		20		-
<p>Proposed Yield: 95</p>				<p>Current Deliverability: Deliverable</p>

Table B.131

ID: 369		Settlement: Fradley		Location: Dunmore Hay Lane		Ward: Alrewas and Fradley
Site Area (ha): 0.67	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.67	Density Rate (dph): 40		
Yield Note: 40dph@80%						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
<p>When is site likely to come forward?: 0 - 5 years</p>						
			Proposed Yield: 21		Current Deliverability: Deliverable	

Table B.132

ID: 412		Settlement: Fradley		Location: Fradley Lane/Church Lane		Ward: Alrewas and Fradley
Site Area (ha): 8.21	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.6	Density Rate (dph): 40		
Yield Note: yield included under site 438 (approx 158 on site)						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	

ID: 412	Settlement: Fradley	Location: Fradley Lane/Church Lane	Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 0 - 5 years	
		Proposed Yield: -	Current Deliverability: Deliverable

Table B.133

ID: 426 (ELAA ID; 19)	Settlement: Fradley	Location: Gorse Lane, land off, Fradley Park	Ward: Alrewas and Fradley
Site Area (ha): 12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 12
Density Rate (dph): -			
Yield Note: Yield based on information published by agent.			
Currently Suitable? Yes		Currently Available? Yes	
		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints.</p>
		When is site likely to come forward?: 0 - 10 years	
		0-5 years	6-10 years
		250	11-15 years
			-
		Proposed Yield: 250	Current Deliverability: Deliverable

Table B.134

ID: 436	Settlement: Fradley	Location: Hay End Lane	Ward: Alrewas and Fradley
Site Area (ha): 10.19	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.19
Density Rate (dph): 40			
Yield Note: 40dph@60%			
Currently Suitable? Yes		Currently Available? Yes	
		Currently Achievable? Yes	

ID: 436 Settlement: Fradley		Location: Hay End Lane		Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>
		<p>When is site likely to come forward?: 0 - 10 years</p>		
		0-5 years	6-10 years	11-15 years
		75	175	-
		<p>Proposed Yield: 245</p>		<p>Current Deliverability: Deliverable</p>

Table B.135

ID: 437		Settlement: Fradley		Location: Common Lane, west of		Ward: Alrewas and Fradley
Site Area (ha): 0.57	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.57	Density Rate (dph): 40		
<p>Yield Note: 40dph@80% agent proposes 7 dwellings on 0.39ha which equates to 18dph, considered too low hence standard application.</p>						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Site is within the Fradley Strategic Development Allocation within the Local Plan Strategy.</p> <p>Access to the site needs to be identified.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
			<p>When is site likely to come forward?: 0 - 5 years</p>			
			<p>Proposed Yield: 18</p>		<p>Current Deliverability: Deliverable</p>	

Table B.136

ID: 438		Settlement: Fradley		Location: Church Lane		Ward: Alrewas and Fradley
Site Area (ha): 10.74	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 2.69	Density Rate (dph): 40		
<p>Yield Note: indicative at 60% at 30dph</p>						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	

ID: 438 Settlement: Fradley		Location: Church Lane		Ward: Alrewas and Fradley
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	Availability Notes: Multiple ownerships, but agent advises they are working together.		Achievability Notes: No known constraints.	
	When is site likely to come forward?: 0 - 5 years			
	0-5 years	6-10 years	11-15 years	
	150	109	-	
	Proposed Yield: 259		Current Deliverability: Deliverable	

Table B.137

ID: 666		Settlement: Fradley		Location: land off Common Lane		Ward: Alrewas and Fradley
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01	Density Rate (dph): 24		
Yield Note: Indicative using 80% @ 40dph						
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	Availability Notes: Multiple ownerships, but agent advises they are working together.		Achievability Notes: No known constraints.			
	When is site likely to come forward?: 0 - 5 years					
	Proposed Yield: 24			Current Deliverability: Deliverable		

Table B.138

ID: 138		Settlement: Fradley		Location: Bridge Farm		Ward: Alrewas and Fradley
Site Area (ha): 6.69	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 6.69	Density Rate (dph): 40		
Yield Note: See also site 412 and 438. 40dph @ 60%						
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes	

ID: 138		Settlement: Fradley		Location: Bridge Farm		Ward: Alrewas and Fradley	
<p>Suitability Notes: Within village boundary in a settlement considered to be a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Owner has indicated that does not wish to develop at present and has put forward part of site for an alternative use - sports pitches for community use.</p>		<p>Achievability Notes: No known constraints.</p>	
				<p>When is site likely to come forward?: 6 - 10 years</p>			
				<p>Proposed Yield: 160</p>		<p>Current Deliverability: Developable</p>	

Table B.139

ID: 130		Settlement: Fradley		Location: Roman Road		Ward: Alrewas and Fradley	
<p>Site Area (ha): 5.08</p>		<p>Source: Omission Site</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 5.08</p>	
<p>Density Rate (dph): 40</p>							
<p>Yield Note: 40dph@60%</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? Yes</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site has potential for protected species. Impact of noise from A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				<p>When is site likely to come forward?: -</p>			
				<p>Proposed Yield: 122</p>		<p>Current Deliverability: Not Developable</p>	

Table B.140

ID: 376		Settlement: Fradley		Location: Dunmore Hay Lane, (Site A)		Ward: Alrewas and Fradley	
<p>Site Area (ha): 0.5</p>		<p>Source: Submission</p>		<p>Proposal: Residential</p>		<p>Size of Proposed Residential (ha): 0.5</p>	
<p>Density Rate (dph): 40</p>							
<p>Yield Note: 40dph@80%</p>							
<p>Currently Suitable? No</p>				<p>Currently Available? Yes</p>		<p>Currently Achievable? No</p>	
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
				<p>When is site likely to come forward?: -</p>			

ID: 376	Settlement: Fradley	Location: Dunmore Hay Lane, (Site A)	Ward: Alrewas and Fradley
Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 16	Current Deliverability: Not Developable

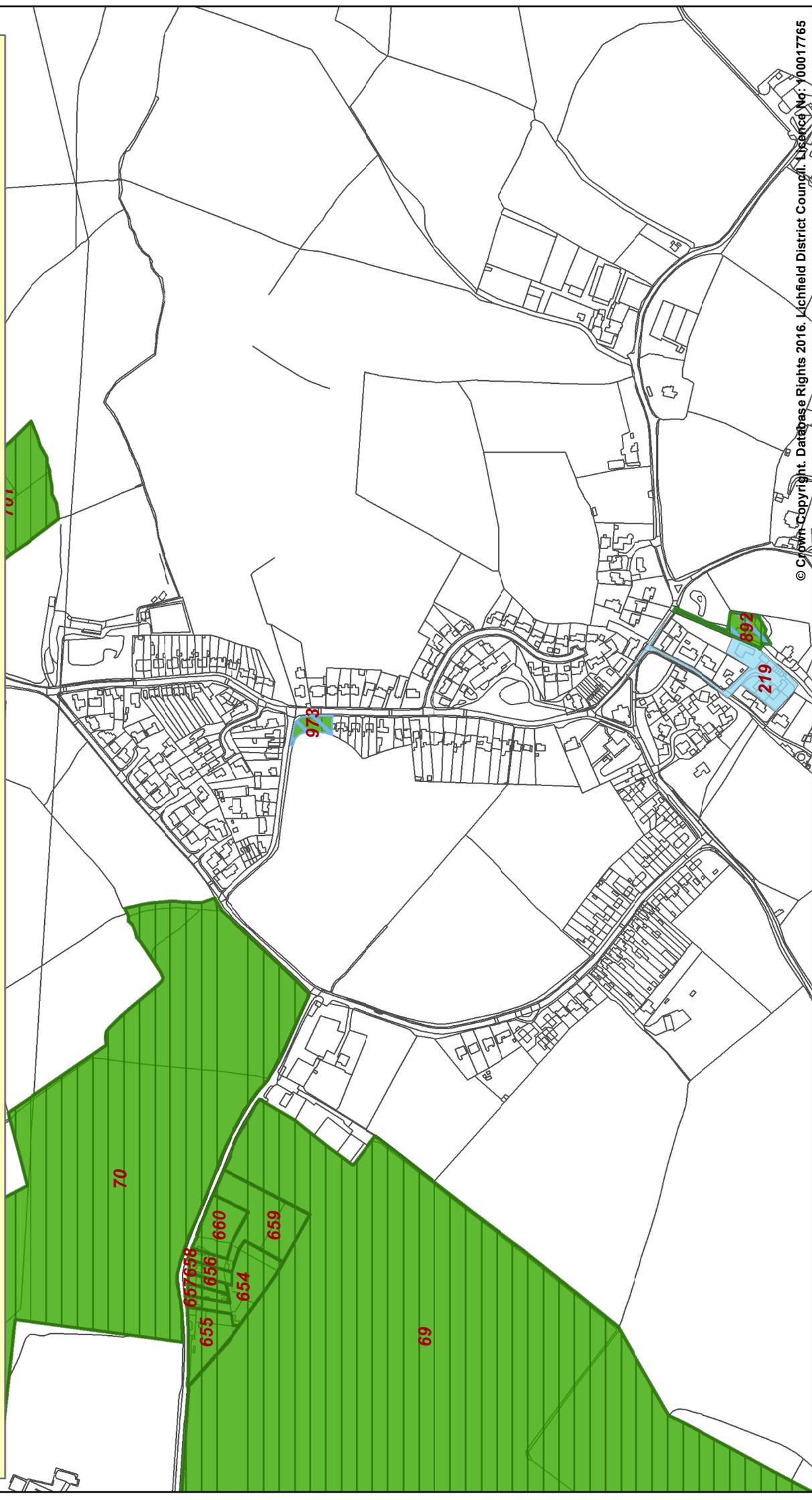
Table B.141

ID: 377 (ELAA ID: 93)	Settlement: Fradley	Location: Dunmore Hay Lane, (Site B)	Ward: Alrewas and Fradley
Site Area (ha): 2.43	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.43
Yield Note: 40dph@60%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable?No
<p>Suitability Notes: Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 58	Current Deliverability: Not Developable

Table B.142

B.12 Hammerwich

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Hammerwich

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
219	Hammerwich House Farm	Complete	05/00894/FUL	5	Complete
892	Hall Lane, Hammerwich House Farm	Planning Permission Full	13/01052/COU	1	Deliverable

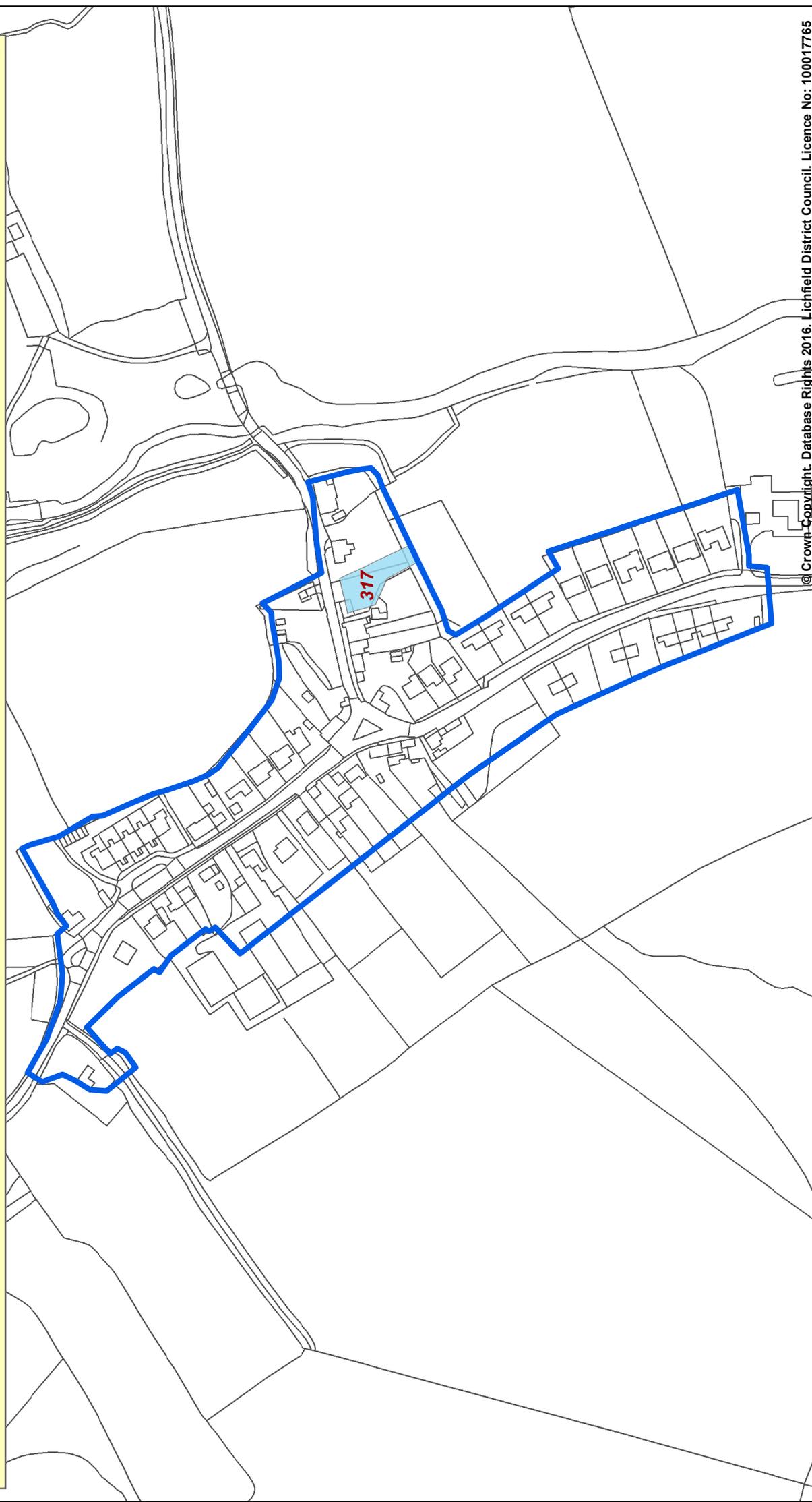
Table B.143

ID: 701		Settlement: Hammerwich		Location: Stockhay Lane, land rear 37		Ward: Hammerwich	
Site Area (ha): 1.6		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 1.6	
Yield Note: Based on 80% at 30dph							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p>Suitability Notes: Outside village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. However the site is adjacent to Burntwood which is considered to be a sustainable settlement withing the Local Plan Strategy.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. May however, depend on other sites in the area coming forward.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes: No known constraints.</p>	
				<p>When is site likely to come forward?: 0 - 5 years</p>			

Table B.144

B.13 Hamstall Ridware

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

Hamstall Ridware
SHLAA Sites 2015-2016

NOT TO SCALE

Lichfield
district council
www.lichfielddc.gov.uk



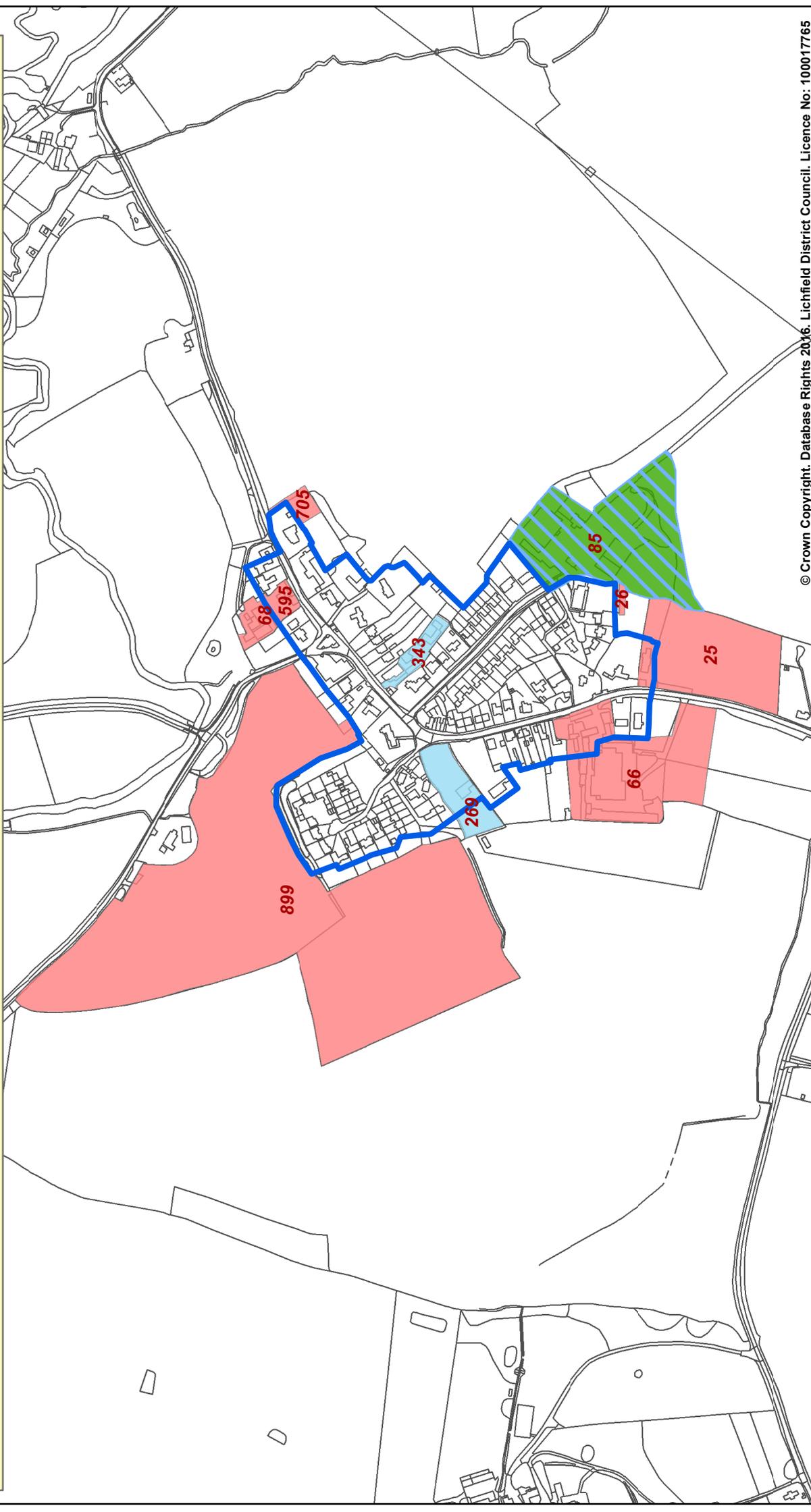
Hamstall Ridware

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
317	Yoxall Road, Mill House	Complete	04/01362/COU	1	Complete

Table B.145

B.14 Harlaston

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Harlaston

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Harlaston

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
269	Churchside, The Old Rectory	Complete	06/00856/FUL	1	Complete
343	The Green Yard	Complete	05/00760/FUL	2	Complete
85	Manor Lane, Fishpits Farm	Planning Permission Full	12/00044/FULM	14	Deliverable

Table B.146

ID: 25		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
Site Area (ha): 1.35		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 1.35	
Density Rate (dph): 30							
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.	
When is site likely to come forward?: -							
				Proposed Yield: 32		Current Deliverability: Not Developable	

Table B.147

ID: 26		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
Site Area (ha): 0.02		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.02	
Density Rate (dph): 30							
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Suitable access required. Unknown how measures to improve sustainability would impact on viability.	
When is site likely to come forward?: -							

ID: 26	Settlement: Harlaston	Location: Main Road	Ward: Mease and Tame
Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.		Proposed Yield: 1	Current Deliverability: Not Developable

Table B.148

ID: 66	Settlement: Harlaston	Location: Church Farm	Ward: Mease and Tame
Site Area (ha): 1.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.6
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 8 appropriate.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Remediation of site may be required but unlikely to affect viability. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	
		Proposed Yield: 38	Current Deliverability: Not Developable

Table B.149

ID: 68 (ELAA ID: 92)	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
Site Area (ha): 0.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.25
Yield Note: 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 3 appropriate accounting for ex house.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -	

ID: 68 (ELAA ID: 92)	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
Floodzone 2 (part) 3a (part). SFRA may be required. Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		Proposed Yield: 8	Current Deliverability: Not Developable

Table B.150

ID: 595	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame	
Site Area (ha): 0.1	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate (dph): 30
Yield Note: Yield from expired planning permission				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes:
Within Conservation Area and listed building within the site.		When is site likely to come forward?: -		
SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.151

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House	Ward: Mease and Tame	
Site Area (ha): 0.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate (dph):
Yield Note: as indicated by landowner				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House	Ward: Mease and Tame
Within Conservation Area. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		Proposed Yield: 1	Current Deliverability: Not Developable

Table B.152

ID: 899	Settlement: Harlaston	Location: Scotland Lane, Harlaston		Ward: Mease and Tame
Site Area (ha): 8.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.23	Density Rate (dph): 30
Yield Note: 30dph@60% used to reflect surrounding character and grain of adjacent settlement. I				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -		
Floodzone 2 (part) 3a (part). SFRA may be required.		Proposed Yield: 190		Current Deliverability: Not Developable
Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.				

Table B.153

B.15 Hill Ridware

Hill Ridware

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
318	The Cottage	Complete	00/01097/FUL	1	Complete
159	Abbeylands Cottage, 11 Rake End	Complete	07/00317/REM	1	Complete
180	Uttoxeter Road, 43a	Complete	07/00583/OUT	1	Complete
319	Hathaway, 95 Manley Road	Complete	00/00850/FUL	1	Complete
387	Rake End, Rear of Rake End House	Complete	04/00459/OUT	1	Complete
468	Wade Lane Farm, Hill Ridware	Complete	96/00666/FUL	1	Complete
325	Uttoxeter Road, 73	Complete	03/01414/FUL	2	Complete
275	Uttoxeter Road, 95	Complete	07/00077/FUL	3	Complete
169	Orchard Farm, Hill Ridware	Complete	07/01215/FUL	9	Complete
276	Uttoxeter Road, 56	Complete	07/00864/FUL	2	Complete
255	Royal Oak, land adj	Planning Permission Full	11/01141/FUL	9	Deliverable
737	School Lane, Avondale	Complete	11/00775/FUL	3	Complete
135	Uttoxeter Road, Hill Ridware	Planning Permission Outline	14/00147/OUTM	41	Deliverable
831	Wade Lane, Ridware Hall	Complete	13/00138/FUL	1	Complete

Table B.154

ID: 181		Settlement: Hill Ridware		Location: Uttoxeter Road, between 21 & 23		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.09	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 30			
Yield Note: Yield based on previous planning application which has now expired							
Currently Suitable? No				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: The site is within the village boundary, and planning permission has been granted previously. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Planning permission has now expired		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 1		Current Deliverability: Developable	

Table B.155

ID: 136	Settlement: Hill Ridware	Location: Wade Street		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.2	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
		When is site likely to come forward?: -		
		Proposed Yield: 6		Current Deliverability: Not Developable

Table B.156

ID: 834	Settlement: Hill Ridware	Location: Church Lane, land south of Hill Ridware		Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.1	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints
		When is site likely to come forward?: -		
		Proposed Yield: 26		Current Deliverability: Not Developable

Table B.157

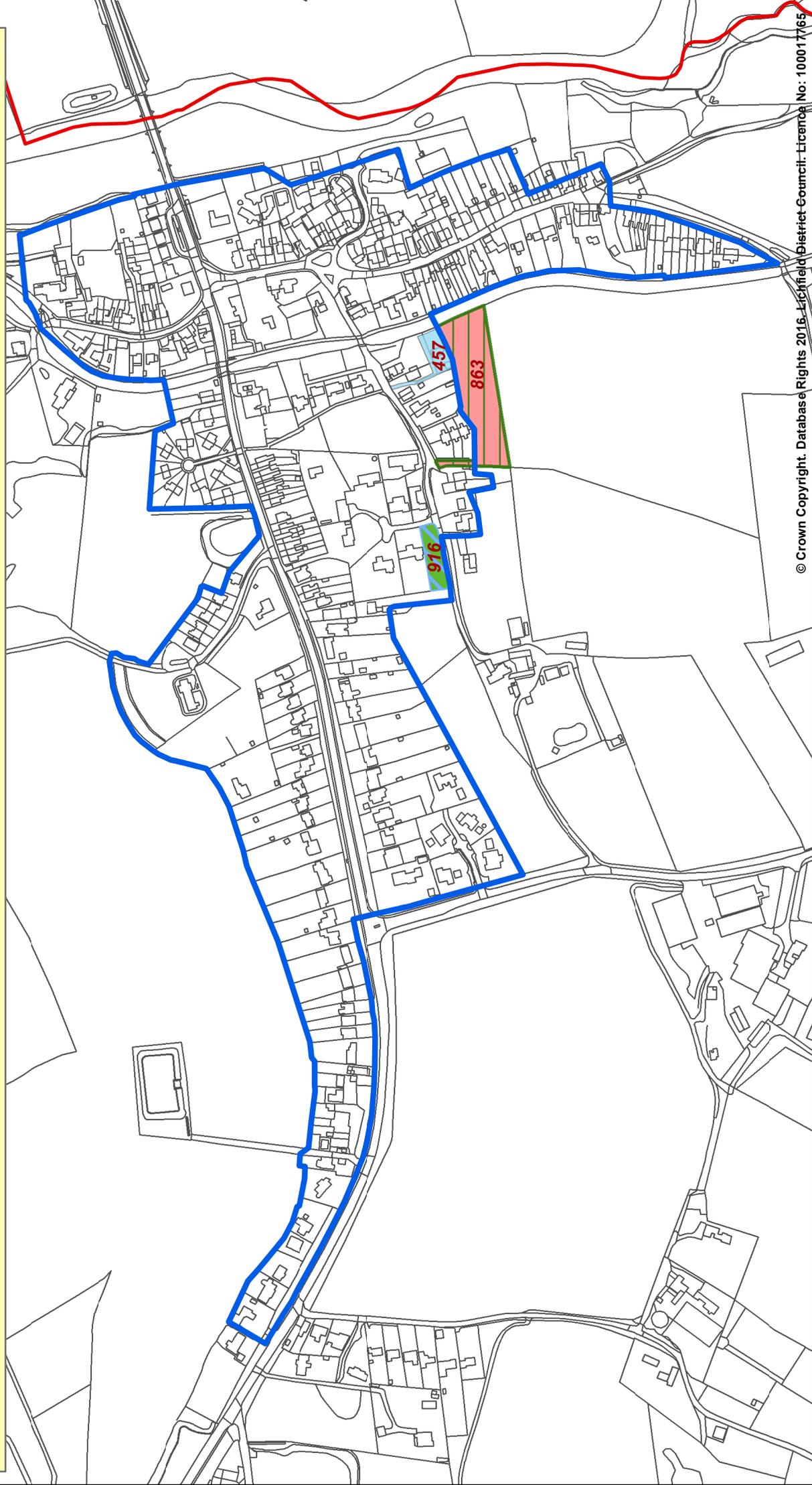
ID: 954	Settlement: Hill Ridware	Location: Wade Lane, land south of		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30
Yield Note: 30dph@80%				

ID: 954	Settlement: Hill Ridware	Location: Wade Lane, land south of	Ward: Colton and Mavesyn Ridware
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: No known constraints</p>
		When is site likely to come forward?: -	
		Proposed Yield: 12	Current Deliverability: Not Developable

Table B.158

B.16 Hopwas

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Hopwas

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

Hopwas

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
457	Nursery Lane, land rear of 17	Complete	07/00916/FUL	1	Complete
916	Nursery Lane, land adj 32	Planning Permission Full	13/01266/FUL	1	Deliverable

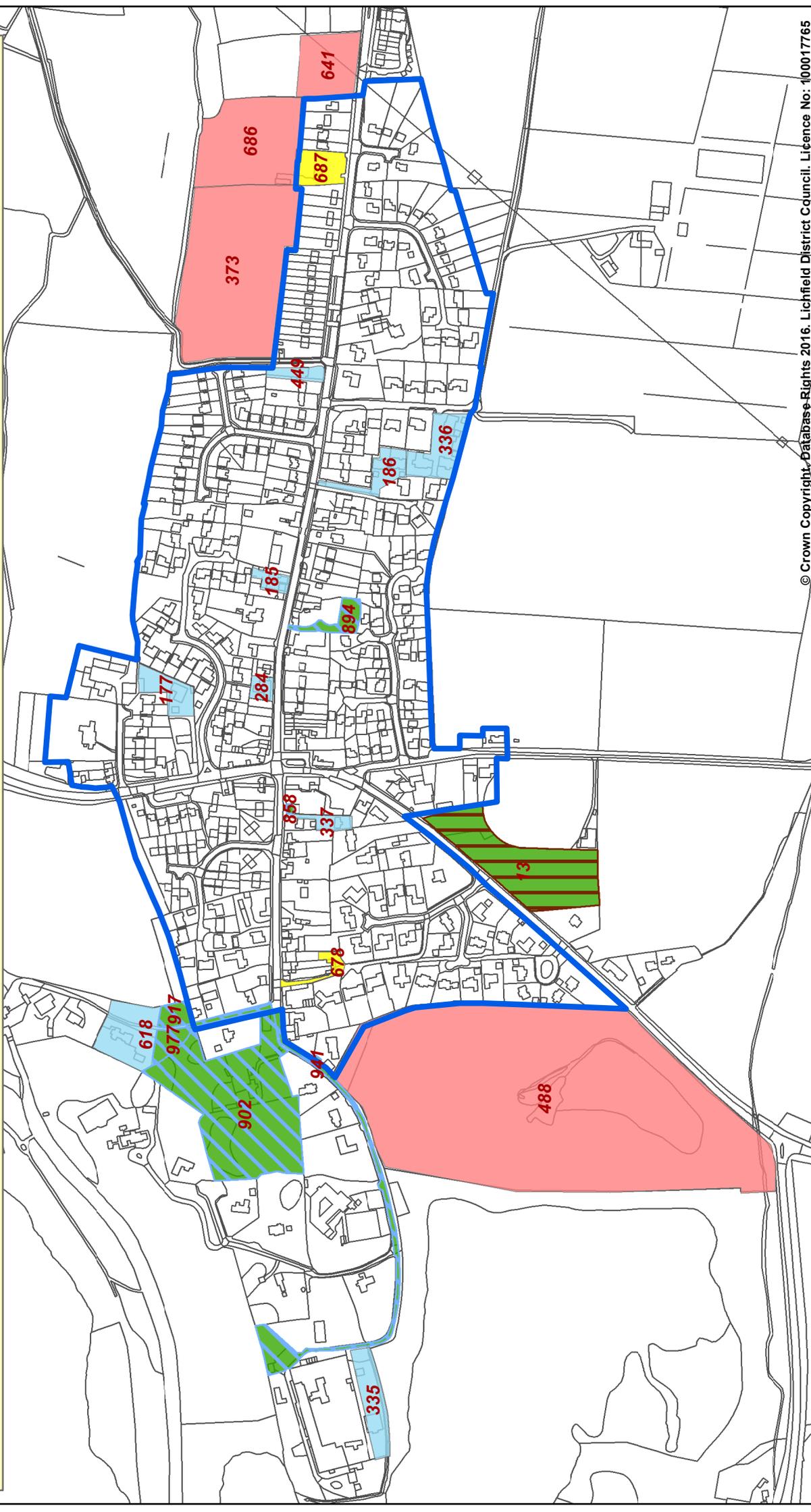
Table B.159

ID: 863	Settlement: Hopwas	Location: Nursery Lane, land off	Ward: Stonnall
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4
Yield Note: 30dph @ 100% has been used			
Currently Suitable? No	Currently Available? Yes	Currently Achievable? No	
<p>Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Is within 1000m of SBI and ancient woodland. Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Green Belt. Site is adjacent to Conservation Area.</p>	<p>Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact on viability.</p>	
	When is site likely to come forward?: -		
	Proposed Yield: 12	Current Deliverability: Not Developable	

Table B.160

B.17 Kings Bromley

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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Kings Bromley

SHLAA Sites 2015-2016

- Complete
- Deliverable
- Developable
- Not Developable
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Green Belt Site

NOT TO SCALE

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
177	The Hollies, land rear of	Complete	04/00730/OUT	1	Complete
185	Alrewas Road, land adj 31	Complete	04/01247/FUL	1	Complete
186	Alrewas Road, land adj 52	Complete	03/01208/FUL	2	Complete
449	Alrewas Road, 63	Complete	07/00977/FUL	1	Complete
284	Alrewas Road, 17	Complete	03/01018/COU	1	Complete
335	Manor Bungalow, Manor Park	Complete	04/00365/FUL	1	Complete
337	Manor Road, rear of 3	Complete	05/00786/FUL	1	Complete
618	Manor Walk, land rear of	Complete	04/01133/FUL	1	Complete
336	Vicarage Lane, 8	Complete	06/00066/FUL	3	Complete
858	Manor Road, 1 The Old Forge	Planning Permission Full	13/00896/COU	1	Deliverable
894	Alrewas Road, land off 26 & 28	Planning Permission Full	13/01057/FUL	1	Deliverable
902	Manor Park, Manor Croft	Planning Permission Full	13/01249/FUL	3	Deliverable
917	Manor Walk, land adj Tree Tops	Planning Permission Full	14/00285/FUL	1	Deliverable
941	Manor Park, land adj Kew	Planning Permission Full	14/00674/FUL	1	Deliverable
977	Maor Walk, Tree Tops	Planning Permission Full	14/01256/FUL	1	Deliverable
13	Lichfield Road, Kings Bromley	Under Construction	14/00683/OUTM	16	Deliverable

Table B.161

ID: 678		Settlement: Kings Bromley		Location: Manor Road 25, Manor Cottage		Ward: Kings Bromley	
Site Area (ha): 0.06	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.06		Density Rate (dph): -		
Yield Note: Based on expired planning permission.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? Yes	
Suitability Notes: The site is within the current village boundary. Site previously had planning permission. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				Availability Notes: Expired Planning permission.		Achievability Notes: No known constraints	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 5		Current Deliverability: Developable	

Table B.162

ID: 687		Settlement: Kings Bromley		Location: Alrewas Road, 107		Ward: Kings Bromley	
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17		Density Rate (dph): 30		
Yield Note: 30dph@100%							

ID: 687	Settlement: Kings Bromley	Location: Alrewas Road, 107	Ward: Kings Bromley
Currently Suitable? No		Currently Available? Yes	Currently Achievable? Yes
Suitability Notes: The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: No known constraints
		When is site likely to come forward?: 6-10 years	
		Proposed Yield: 5	Current Deliverability: Developable

Table B.163

ID: 373	Settlement: Kings Bromley	Location: Alrewas Road, rear of 67-105	Ward: Kings Bromley
Site Area (ha): 1.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.88
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	
Floodzone 2(part) 3a (part). SFRA may be required.		Proposed Yield: 45	Current Deliverability: Not Developable
Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.164

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley
Site Area (ha): 6.69	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.69
Yield Note: 30dph@80%			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.	Achievability Notes: Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		When is site likely to come forward?: -	

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley
Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). SFRA may be required. Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 120	Current Deliverability: Not Developable

Table B.165

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley	
Site Area (ha): 0.38	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.38	Density Rate (dph): 30
Yield Note: 30dph@100%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.
		Proposed Yield: 11	Current Deliverability: Not Developable	

Table B.166

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley	
Site Area (ha): 0.88	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.88	Density Rate (dph): 30
Yield Note: based on 30dph@80%				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. When is site likely to come forward?: -		Achievability Notes: Unknown how measures to improve sustainability would impact on viability.

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley
Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Proposed Yield: 21	Current Deliverability: Not Developable

Table B.167