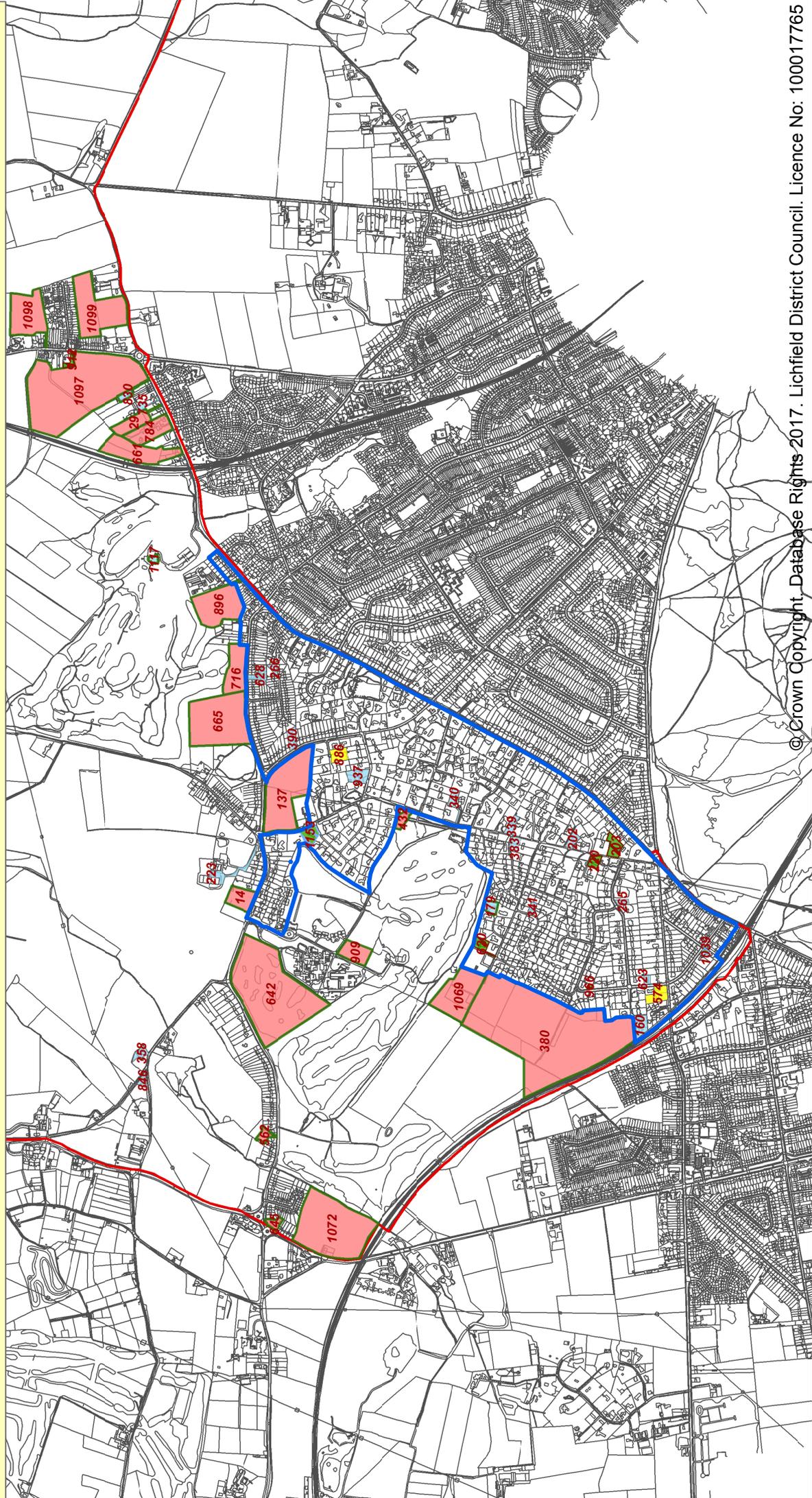


B.19 Little Aston

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 development.



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NOT TO SCALE

Little Aston

SHLAA Sites 2017-2018

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA



Table B.276

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
160	Brockton House, Land adj	Complete	08/00521/FUL	4	Complete
266	The Grove, 14	Complete	04/00860/FUL	1	Complete
202	Coppice, Roman Road	Complete	07/00272/FUL	1	Complete
203	Cornerways, land adj	Under Construction	16/00062/FUL	1	Deliverable
265	The Dower House	Complete	05/01273/FUL	1	Complete
339	The Croft, Roman Road	Complete	02/01318/FUL	1	Complete
340	Beechwood, Roman Road	Complete	03/01334/FUL	1	Complete
341	Alderhythe Grove, 2	Complete	00/00121/FUL	1	Complete
383	Longmoor	Complete	00/00870/FUL	1	Complete
390	Walsall Road, 41	Complete	03/00169/REM	1	Complete
623	Little Aston Park Road, Mallory	Complete	09/01013/FUL	1	Complete
223	Forge Lane, Home Farm	Complete	03/00338/COU	4	Complete
160	Brockton House, land adj	Complete	05/00459 & 08/00521/FUL	4	Complete
220	Roman Road, High Beeches	Under Construction	06/00240/FUL	1	Deliverable
179	Roman Park, The Thorns 5	Complete	07/01155/FUL	1	Complete
628	Little Aston Lane, 47	Complete	11/00527/FUL	5	Complete
620	Roman Lane, Melbourne House	Under Construction	09/00749/OUT & 12/01162/REM	1	Deliverable
937	Keepers Road, Nether Barrow	Complete	14/00651/FUL	2	Complete
966	Newick Avenue, Rear of 27	Under Construction	15/00877/FUL	1	Deliverable
1039	Burnett Rd., 17	Planning Permission Full	15/00926/FUL	1	Deliverable
1117	Blake St., Aston Wood Golf Course	Complete	13/0522/FUL	1	Complete
1153	Squirrel Walk, Birch Lodge, Little Aston	Planning Permission Full	16/00927/FUL	1	Deliverable

Table B.277

ID: 574	Settlement: Little Aston	Location: Little Aston Park Road, 36		Ward: Little Aston
Site Area (ha): 0.47	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): -
Yield Note: Yield based on expired planning permission				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes

ID: 574	Settlement: Little Aston	Location: Little Aston Park Road, 36	Ward: Little Aston
Suitability Notes: Within village boundary. Within Conservation Area. Site previously granted planning permission for a net yield of 10 dwellings, information from applicant suggests planning permission would be sought again. Site is within mineral safeguarding area.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available.	Achievability Notes: No known constraints
When is site likely to come forward?: 6 -10 years			
		Proposed Yield: 10	Current Deliverability: Developable

Table B.278

ID: 886	Settlement: Little Aston	Location: Woodside Drive, land adj	Ward: Little Aston	
Site Area (ha): 0.47	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): -
Yield Note: Yield based on expired planning permission				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within village boundary. Within Conservation Area. Site previously granted planning permission 13/01185/FUL for a net yield of 1 dwelling. Site is within mineral safeguarding area.		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: 1	Current Deliverability: Developable	

Table B.279

ID: 14	Settlement: Little Aston	Location: Aldridge Road, land adjacent 22	Ward: Little Aston	
Site Area (ha): 0.85	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.85	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
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. 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 is within mineral safeguarding area. Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.		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: 20	Current Deliverability: Not Developable	

Table B.280

ID: 137	Settlement: Little Aston	Location: Walsall Rd., Little Aston		Ward: Little Aston
Site Area (ha): 4.42	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.54	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
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. 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 is within mineral safeguarding area. Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Within Conservation Area. BAS New Wood and Forge Wood BAS within 1km		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: 80	Current Deliverability: Not Developable	

Table B.281

ID: 380	Settlement: Little Aston	Location: South of the golf course		Ward: Little Aston
Site Area (ha): 17.52	Source: Omission site	Proposal: Residential	Size of Proposed Residential (ha): 17.52	Density Rate (dph): 30
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
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. 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 is within mineral safeguarding area. Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: On the basis that appropriate access arrangements can be provided.
		When is site likely to come forward?: -		
		Proposed Yield: 315	Current Deliverability: Not Developable	

Table B.282

ID: 432	Settlement: Little Aston	Location: Roman Road, Tufton Cottage		Ward: Little Aston
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): 30
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement. Area suggested by agent.				

ID: 432	Settlement: Little Aston	Location: Roman Road, Tufton Cottage	Ward: Little Aston
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.</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. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</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: No known constraints</p>
When is site likely to come forward?: -			
		Proposed Yield: 5	Current Deliverability: Not Developable

Table B.283

ID: 642	Settlement: Little Aston	Location: Land adj. Little Aston Hospital	Ward: Little Aston
Site Area (ha): 20.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 9.1
Density Rate (dph): 30			
Yield Note: 30 dph @ 60% used to reflect nature and character of settlement			
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.</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. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</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: No known constraints</p>
When is site likely to come forward?: -			
		Proposed Yield: 372	Current Deliverability: Not Developable

Table B.284

ID: 665	Settlement: Little Aston	Location: Land at Forge Lane, Little Aston Lane	Ward: Little Aston
Site Area (ha): 4.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 4.6
Density Rate (dph): 30			
Yield Note: indicative using 60% at 30dph			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes

ID: 665	Settlement: Little Aston	Location: Land at Forge Lane, Little Aston Lane	Ward: Little Aston
<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.</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. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</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: No known constraints</p>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 83</p>	<p>Current Deliverability: Not Developable</p>

Table B.285

ID: 716	Settlement: Little Aston	Location: Land at Little Aston Lane	Ward: Little Aston
<p>Site Area (ha): 1.72</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.72</p>
<p>Density Rate (dph): 30</p>			
<p>Yield Note: indicative based on 80% at 30dph</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable? Yes</p>
<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.</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. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</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: No known constraints</p>
<p>When is site likely to come forward?: -</p>			
		<p>Proposed Yield: 41</p>	<p>Current Deliverability: Not Developable</p>

Table B.286

ID: 896	Settlement: Little Aston	Location: Blake Street, Cottage Farm	Ward: Little Aston
<p>Site Area (ha): 2.6</p>	<p>Source: Submission</p>	<p>Proposal: Residential</p>	<p>Size of Proposed Residential (ha): 1.56</p>
<p>Density Rate (dph): 30</p>			
<p>Yield Note: indicative based on 80% at 30dph</p>			
<p>Currently Suitable? Yes</p>		<p>Currently Available? Yes</p>	<p>Currently Achievable? Yes</p>
<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.</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: No known constraints</p>

ID: 896	Settlement: Little Aston	Location: Blake Street, Cottage Farm	Ward: Little Aston
<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. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Adjacent to Conservation Area.</p>		<p>When is site likely to come forward?: -</p>	
		Proposed Yield: 48	Current Deliverability: Not Developable

Table B.287

ID: 645	Settlement: Little Aston	Location: Chester Garage, Porsche Garage	Ward: Little Aston
Site Area (ha): 0.22	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.22
Yield Note: 30dph@100% used to reflect nature and character of area			
Currently Suitable? No		Currently Available? Yes	Currently Achievable? No
<p>Suitability Notes: Brownfield site, but lies outside of settlement 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 mineral safeguarding area.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan.</p>		<p>Availability Notes: Site is currently vacant</p>	<p>Achievability Notes: Unknown how measures to improve sustainability would impact upon viability.</p>
		When is site likely to come forward?: -	
		Proposed Yield: 6	Current Deliverability: Not Developable

Table B.288

ID: 909	Settlement: Little Aston	Location: Roman Road, land at Little Aston Golf Club	Ward: Little Aston
Site Area (ha): 0.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.72
Yield Note: 30 dph @ 80% used to reflect nature and character of settlement			
Currently Suitable? No		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. Site is within mineral safeguarding area.</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>Loss of grade 3 agricultural land may need justification. Site has potential for protected species. 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: No known constraints</p>
		When is site likely to come forward?: -	
		Proposed Yield: 22	Current Deliverability: Not Developable

Table B.289

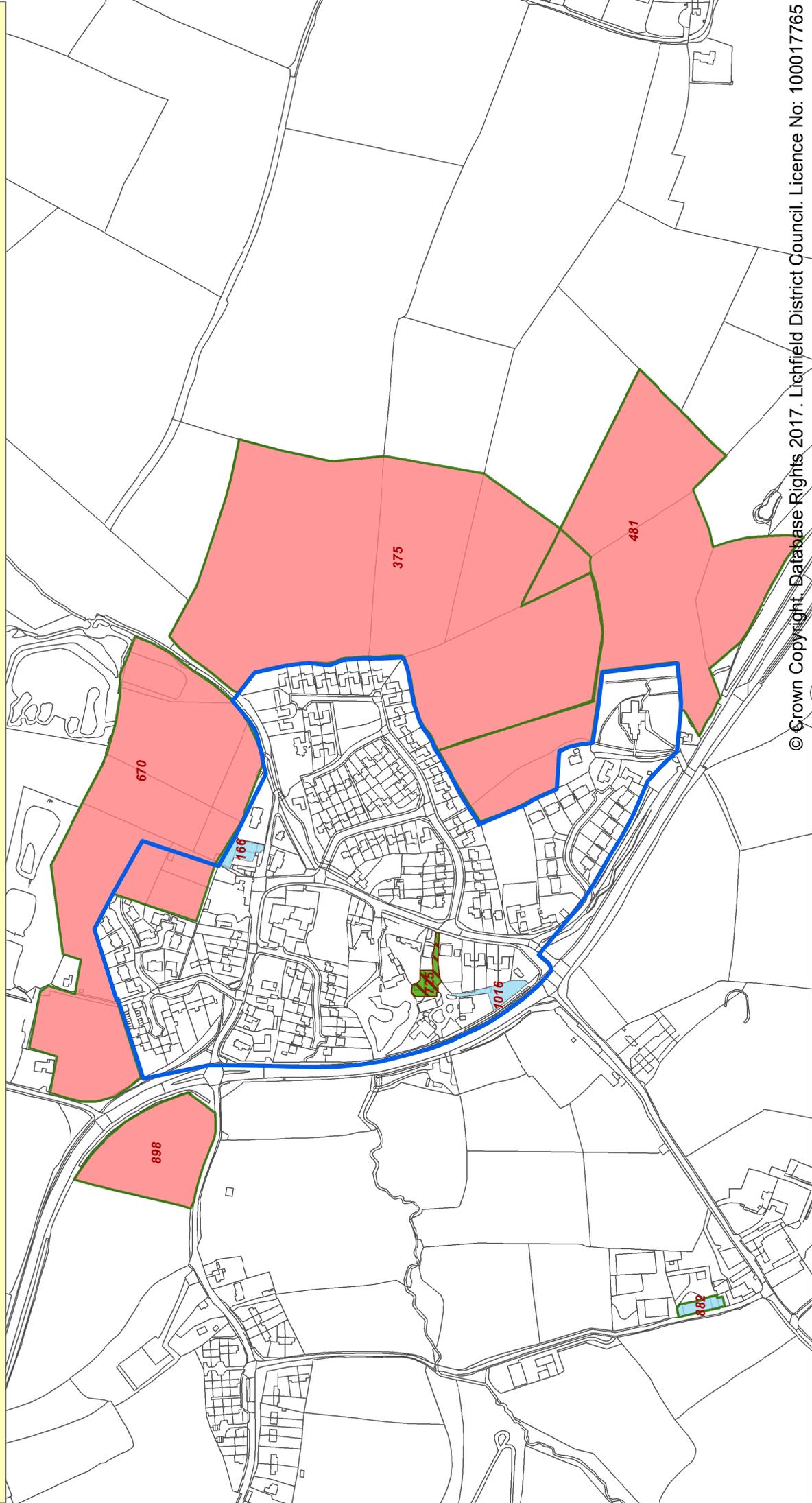
ID: 1069	Settlement: Little Aston	Location: Roman Ln., Adj. Barns Farm	Ward: Little Aston	
Site Area (ha): 2.7	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.6	Density Rate (dph): 30
Yield Note: 30 dph @ 80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
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.		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 in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.		When is site likely to come forward?: -		
Loss of grade 3 agricultural land may need justification. Site has potential for protected species. Within Conservation Area.		Proposed Yield: 8		Current Deliverability: Not Developable

Table B.290

ID: 1072	Settlement: Little Aston	Location: Chester Rd., East of,	Ward: Little Aston	
Site Area (ha): 6.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.6	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? Yes
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.		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 in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.		When is site likely to come forward?: -		
Loss of grade 3 agricultural land may need justification. Woodland adj and has potential for protected species.		Proposed Yield: 101		Current Deliverability: Not Developable

B.20 Longdon

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 development.



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Longdon

SHLAA Sites 2017-2018

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

NOT TO SCALE



Table B.291

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
166	Brook End, 38 Forge Cottage	Complete	08/00576/REM	1	Complete
725	Brook End, 13	Under Construction	11/00471/FUL	1	Deliverable
1016	Brook End, 15,	Complete	17/01292/FUL	1	Complete

Table B.292

ID: 375		Settlement: Longdon		Location: Beech Walk, south and east of		Ward: Longdon	
Site Area (ha): 9.25		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 8.33	
Density Rate (dph): 30							
Yield Note: Area suggested by agent. 30dph@80% used to reflect nature and character 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>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.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Floodzone 2 (part) 3a (part). SFRA may be required</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 project 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 is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p>Achievability Notes:</p> <p>Unknown how measures to improve sustainability or SFRA would impact on viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 150		Current Deliverability: Not Developable	

Table B.293

ID: 481		Settlement: Longdon		Location: Church Way, rear of		Ward: Longdon	
Site Area (ha): 5.51		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 5.51	
Density Rate (dph): 30							
Yield Note: 30dph@80% used to reflect nature and character 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>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.</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:</p> <p>Unknown how measures to improve sustainability would impact on viability.</p>	
				When is site likely to come forward?: -			

ID: 481	Settlement: Longdon	Location: Church Way, rear of	Ward: Longdon
Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.		Proposed Yield: 99	Current Deliverability: Not Developable
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 project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.294

ID: 670	Settlement: Longdon	Location: land north of Longdon	Ward: Longdon
Site Area (ha): 5.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.17
Yield Note: indicative using 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 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.
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.		When is site likely to come forward?: -	
Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.		Proposed Yield: 93	Current Deliverability: Not Developable
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 project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

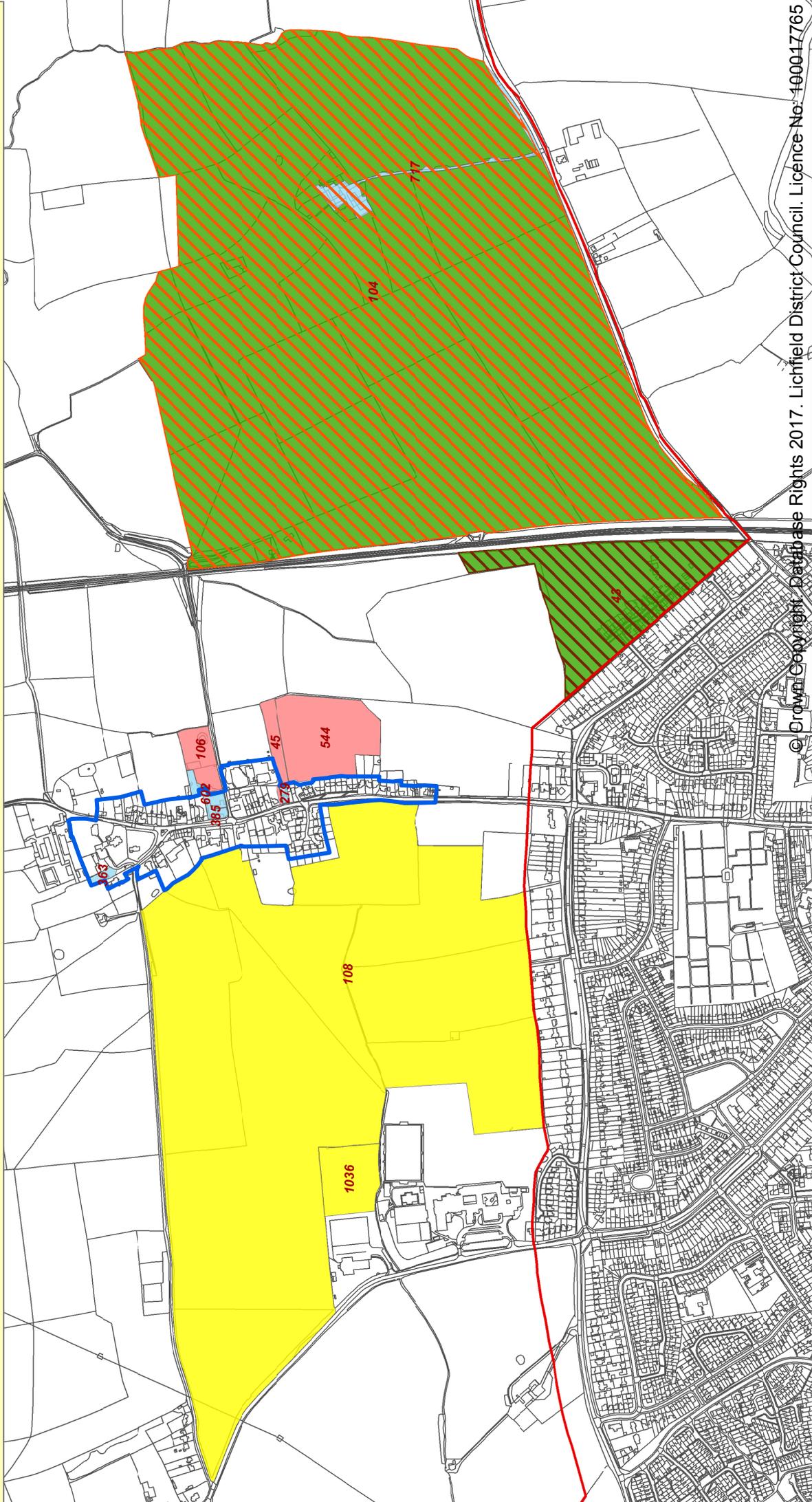
Table B.295

ID: 898	Settlement: Longdon	Location: A51, land adjacent	Ward: Longdon
Site Area (ha): 1.0	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.8
Yield Note: indicative using 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 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.		When is site likely to come forward?: -	

ID: 898	Settlement: Longdon	Location: A51, land adjacent	Ward: Longdon
<p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.</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 project has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p>Proposed Yield: 24</p>	<p>Current Deliverability: Not Developable</p>	

B.21 North Tamworth

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 development.



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North of Tamworth

SHLAA Sites 2017-2018

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

NOT TO SCALE



NB - Sites with and adjacent to Wigginton are included in the Wigginton section of Appendix B.

Table B.296

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
717	Ashby Road, Arkall Farm	Complete	11/00022/COU	6	Complete
43	Browns Lane, land at	Under construction	14/00018/OUTM	164	Deliverable

Table B.297

ID: 104		Settlement: North Tamworth	Location: Arkall Farm		Ward: Mease and Tame
Site Area (ha): 79.54	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 79.54		Density Rate (dph): 40
Yield Note: Yield from submitted planning application (reference 14/00516/OUTMEI)					
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No	
Suitability Notes: The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities. Outside settlement. Site is within the North of Tamworth Broad Development Location within the Local Plan Strategy and is Site NT1 within the emerging Local Plan Allocations document Agent advises that part of link road will be required, to be delivered in conjunction with adjacent sites. The loss of grade 2/3 agricultural land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site project has potential for protected species. Planning application subject to Inquiry scheduled for early 2018		Availability Notes: Planning application for up to 1000 dwellings as been submitted for this site.		Achievability Notes: Viability of scheme may be affected by the need to build link road. Likely only to be viable if adjacent developments come forward to share cost. Viability not proven.	
When is site likely to come forward?: 06 - 15 years					
0-5 years		6-10 years		11-15 years	
75		925			
Proposed Yield: 1000				Current Deliverability: Deliverable	

Table B.298

ID: 108	Settlement: North Tamworth	Location: Gillway Lane, land north of		Ward: Mease and Tame
Site Area (ha): 52.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.24	Density Rate (dph): 40
Yield Note: yield estimated at 550 - 650 depending on final site submission. May come forward as a smaller site.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
Suitability Notes: The site is adjacent to Tamworth. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: Impact of Contaminated Land and Landfill

ID: 108	Settlement: North Tamworth	Location: Gillway Lane, land north of	Ward: Mease and Tame
<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>May require link road to be delivered in conjunction with adjacent sites. Landfill site within 50m, further investigation may be required. Electricity line crosses the site.</p> <p>Within Conservation Area. The 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 project has potential for protected species.</p>		<p>may require investigation, but unlikely to have significant impact. Viability of scheme may be affected by the need to build link road. Likely to only be viable if adjacent developments come forward to share cost.</p>	
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 550	Current Deliverability: Developable

Table B.299

ID: 1036	Settlement: North Tamworth	Location: A513, Land r/o Coton Green Centre, Comberford Rd	Ward: Mease and Tame
Site Area (ha): 1.45	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.15
Yield Note: 80% net developable area, 40dph			
Currently Suitable? No		Currently Available? Yes	
Suitability Notes:		Currently Achievable? No	
<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>The loss of grade 2 agricultural land may need justification.</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:</p>	
		When is site likely to come forward?: 6 - 10 years	
		Proposed Yield: 46	Current Deliverability: Developable

B.22 Other Rural

