

**WRITTEN STATEMENT OF LICHFIELD DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**



Lichfield
District Council

APPEAL BY:

Marrons Planning on behalf of Summix BLT Developments Ltd.

AT:

Land North Of Browns Lane

Tamworth

Staffordshire

PLANNING INSPECTORATE REFERENCE: APP/K3415/W/24/3340089

LPA PLANNING APPEAL REFERENCE: 24/00004/REF

LPA ORIGINAL PLANNING APPLICATION REFERENCE: 18/00840/OUTMEI

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1. Introduction

- 1.1 This statement is submitted in response to an appeal made under Section 78 of the Town and Country Planning Act 1990 by **Summix BLT Developments Ltd** in light of Lichfield District Council's refusal to grant outline planning permission for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access) on land to the North of Browns Lane under application ref 18/00840/OUTMEI.
- 1.2 The application for planning permission which is the subject of this appeal was validated by the Local Planning Authority on the 31 May 2018. The description of development was updated in October 2023 to include reference to the scheme providing 100% affordable housing. A decision to refuse the granting of planning permission was formally issued on the 29 November 2023.
- 1.3 This statement provides details of the site, the relevant planning policies and the assessment applied by the Council and, where necessary, responds to points raised in the appellant's statement, particularly in relation to the reasons for refusal.

2. **The Site and Surrounding Context**

- 2.1 This appeal relates to an irregular shaped site located to the rear of properties fronting onto Browns Lane in Tamworth. The site equates to 12.89 hectares of land, 12.65 hectares of which is within the Lichfield District Council boundary. The main access to the site would be located in between No's 60 and 68 Browns Lane and lies within Tamworth Borough. The site would adjoin the boundary with an existing residential development of 175 dwellings to the South known as Chestnut Walk. To the north is open agricultural land, with Syerscote Lane beyond. To the West is Main Road, Tamworth and to the East is the Birmingham to Derby Railway line.
- 2.2 Public footpath Wigginton and Hopwas 1 routes through the site from North to South connecting Browns Lane to Public footpath Hopwas No.3 to the North of the site (See Appendix 1). The site is situated to the north of the urban area of Tamworth and to the south of the village of Wigginton and its associated Conservation Area. The site is also located within flood zone 1 and the Wigginton & Hopwas Neighbourhood Plan Area.

3. Planning History

3.1 The table below sets out the planning history for the appeal site

| Date | Planning Reference | Description | Decision |
|-----------------|--------------------|--|----------|
| 29 January 2008 | 07/01160/OUTM | Outline application for approximately 250 residential units with associated access, open space and landscaping | Refused. |

3.2 The table below sets out the relevant planning history for development approved within the 'Land North of Tamworth' broad development allocation (as defined through specific site allocations in the Local Plan Allocations Document (Policy NT1)).

| Date | Planning Reference | Description | Decision |
|---------------------------|-------------------------------|--|---|
| 07 June 2018 | 14/00516/OUTMEI (Arkall Farm) | Phased development of up to 1000 homes, primary school, local centre, public open space, landscaping, new vehicular and pedestrian accesses, primary substation and associated infrastructure | Approved by the Secretary of State (APP/K3415/V/17/3174379) |
| 03 March 2020 | 19/00777/REMM (Arkall Farm) | Application for approval of Reserved Matters (access, scale, layout, appearance and landscaping) for provision of access, road, cycleway, and drainage infrastructure for phases 1 and 2, and open space for phase 1 in accordance with application ref 14/00516/OUTMEI (APP/K3415/V/17/3174379) | Approved, subject to conditions |
| 22 July 2021 | 20/00772/REMM (Arkall Farm) | Reserved Matters application relating to application 14/00516/OUTMEI for the provision of public open space for Phase 2 in the central area of the site including details of access, appearance, scale, layout and landscaping | Approved, subject to conditions |
| 14 April 2023 (Validated) | 23/00428/FULMEI (Arkall Farm) | Application under Section 73 of the 1990 Town and Country Planning Act to | Under Consideration. |

| | | | |
|------------------|-------------------------------|--|---------------------------------|
| | | vary condition 24 of permission 14/00516/OUTMEI relating to Monitor and Manage Mitigation Strategy | |
| 05 May 2015 | 14/00018/OUTM (Chestnut Walk) | Residential development comprising up to 165 dwellings (Class C3), open space, earthworks, attenuation basins, structural landscaping, car parking, and other ancillary works (All matters reserved except point of access from Manston View). | Approved subject to conditions. |
| 05 November 2015 | 15/00807/REMM (Chestnut Walk) | Residential development of 165 dwellings, together with associated parking, public open space, landscaping, layout and associated works (Reserved Matters). | Approved subject to conditions. |

4. The Proposed Development

4.1 The appeal scheme seeks outline consent for the erection of 210 dwellings and public open space. The proposed dwelling mix is set out within the table below, all dwellings would be delivered as affordable dwellings.

| Property size | Units | Mix |
|---------------|-------|-----|
| 1bed | 10 | 5% |
| 2 Bed | 87 | 41% |
| 3 Bed | 88 | 42% |
| 4 Bed | 25 | 12% |

4.4 A decision to refuse the granting of planning permission was formally issued on the 29 November 2023, with the following 2 reasons for refusal: -

Reason 1

The site is not allocated for development and is located outside of any defined settlement boundaries within the adopted Lichfield Local Plan Strategy. Furthermore, the level of housing growth from this development would be contrary to the spatial strategy as set out in the adopted Local Plan Strategy which seeks to concentrate a proportionate level of growth to the North of Tamworth in line with the settlement hierarchy of approximately 1,000 units. Whilst the housing figure is an approximate, it is considered important to maintain the general thrust of the adopted Local Plan Strategy. To date the current committed development and completions in this location equates to 1,165 units and it is considered that an additional 210 units would result in an alteration to the proportionate level of growth set out within the adopted Local Plan. Whilst the proposed housing would provide affordable units, there is no evidence to conclude that such housing is necessary in this location and could not be provided within more sustainable locations where there is an evidenced need. The proposed scheme of development is therefore contrary to the spatial plan for new housing and requirements set out in policies CP1 (The Spatial Strategy), CP3 (Delivering Sustainable Development), CP6 (Housing Delivery), Policy Rural 1: Rural Areas of the Local Plan Strategy 2015, Policy NT1 (North of Tamworth Housing Land Allocations) of the Local Plan Allocations Document and the National Planning Policy Framework.

Reason 2

The proposed development would extend the northern edge of Tamworth much closer to the village of Wigginton, of which the historic part is a designated Conservation Area. The

proposed development would cause less than substantial harm to the significance of the Conservation Area by virtue of causing detriment to its setting, in particular with regard to views in and out of the Conservation Area, which make a positive contribution to its setting. None of the public benefits associated with the proposal would outweigh this harm. The proposals are therefore contrary to policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), CP14 (Our Built and Historic Environment), BE1 (High Quality Development) and NR5 (Natural and Historic Landscapes) of the Local Plan Strategy 2015, Policy BE2 (Heritage Assets) of the Local Plan Allocations Document, the Historic Environment SPD, the Sustainable Design SPD, Policies W1, WHC1 and WHC3 the Wigginton, Hopwas & Comberford Neighbourhood Plan (2016) and the National Planning Policy Framework.

5. Planning Policy Context

The Development Plan

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act requires that this appeal must be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan comprises:
- The Lichfield Local Plan Strategy 2015
 - The Lichfield Local Plan Allocations 2019
 - Wigginton, Hopwas and Comberford Neighbourhood Plan 2016
- 5.4 The key policies set out in the Lichfield Local Plan Strategy that are relevant to the reasons for refusal are:
- Core Policy 1: (Spatial Strategy)
 - Core Policy 2: (Presumption in Favour of Sustainable Development)
 - Core Policy 3: (Delivering Sustainable Development)
 - Core Policy 6: (Housing Delivery)
 - Core Policy 14: (Our Built and Historic Environment)
 - Policy BE1: (High Quality Development)
 - Policy H2: (Provision of Affordable Housing)
 - Policy NR5: (Natural and Historic Landscapes)
 - Policy: North of Tamworth
- 5.5 The key policies set out in the Lichfield Local Plan Allocations Document that are relevant to the reasons for refusal are:
- Policy NT1 (North of Tamworth Housing Allocations)
 - Policy BE2 (Heritage Assets)
- 5.6 The key policies set out in the Wigginton, Hopwas and Comberford Neighbourhood Plan are:
- Policy WHC1 (Protection of the Rural Environment)
 - Policy WHC3 (Historic Environment)
 - Policy W1 (Coalescence between Wigginton and Tamworth)

National Planning Policy

- 5.7 In relation to National Policy, the National Planning Policy Framework (NPPF) of December 2023 and National Planning Practice Guidance are considered to be relevant.
- 5.8 Paragraph 11 of the NPPF states that for decision-taking this means:
- approving development proposals that accord with an up to date development plan without delay; and
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - the application of policies in the Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.9 Paragraph 12 confirms that Local Planning Authorities may take decisions that depart from an up-to-date plan, but only if material considerations in a particular case indicate that a plan should not be followed. This reflects the statutory test at s.38 (6) of the Planning and Compulsory Purchase Act 2004.
- 5.10 The following paragraphs/ sections in the Framework are also particularly relevant to this appeal:
- Paragraph 38- Decision taking/ Sustainable Development requirement
 - Section 5- Delivering a sufficient supply of homes
 - Paragraphs 123 and 124- Promoting the effective use of land
 - Section 16- Conserving and enhancing the historic environment
- 5.11 Other Documents and data considered to be relevant in the determination of this appeal are:
- the Historic Environment SPD
 - the Sustainable Design SPD
 - the Wigginton Conservation Area Appraisal and Management Plan (2018)

5.12 The documents and policies listed above are referred to where salient hereafter in this statement.

6. The Councils Case

6.1 The main issues in the determination of the appeal surround:

- Conflict with the Local Plan Policies
- General and Affordable Housing need
- Proximity to the village of Wigginton and the associated coalescence and heritage impacts
- Overall planning balance

Conflict with Local Plan Policies

6.2 The Lichfield Local Plan Strategy 2015 includes a specific chapter for new development in land to the North of Tamworth (Appendix 2). Within the supporting wording at para 15.1 (p115) confirms that within a Broad Development Location, centred on land to the north of Tamworth Borough, around 1,000 homes will be delivered, to assist in meeting the needs of south east Staffordshire. This supports the spatial strategy for Tamworth Borough which recognises that not all locally derived housing needs can be met within its Borough boundary. Policy: North of Tamworth goes onto confirm that 1000 houses will be delivered by 2029 in line with a number of criteria, including adherence to all other policies in the Local Plan. Para 15.7 goes onto confirm that further consideration of this location will be considered through the Local Plan Allocations Documents. Nevertheless, a map is provided to indicate the general area at Map 15.1 which does not encompass the appeal site.

6.3 Turning to the Local Plan Allocations Document, which was adopted in July 2019. The Local Plan Allocations documents defines those sites which fall within the Broad Development Location which are to be allocated for residential development. Policy NT1: North of Tamworth Housing Land Allocations confirms that sites NT1 (Arkall Farm) and NT2 (Land North of Browns Lane) would deliver yields of 1165 dwellings. As confirmed within the policy, the areas allocated for development are clearly defined within the adopted local plan policies maps (Inset 21- Appendix 3). The appeal site falls **outside** of the area defined for housing delivery in the Local Plan Allocations document.

6.4 The appeal site is not identified for development within the 'Made' Wigginton, Hopwas and Comberford Neighbourhood Plan.

- 6.5 Local Plan Policy CP6: Housing delivery sets out a clear spatial plan for the delivery of at least 10,030 homes within the District between 2008 and 2029. As confirmed in the Five Year Housing Land Supply 2023, the Lichfield District five year supply is 9.5 years, as such the policies contained within the plan are considered to be up to date. The policy steers new development to key urban and rural settlements and strategic development allocations. The site falls outside of these areas, and therefore falls within the 'remaining rural areas' of the District where a range of exception criteria control where housing is permitted. The scheme is not identified in the Local Plan Allocations document as infill development. The proposals are not a change of use/ conversion scheme or small scale (being over 200 houses) development supported by local communities through the Local Plan Allocations or a 'made' neighbourhood plan. The scheme is not providing for agricultural, forestry or other occupational workers housing. The scheme does not provide for affordable housing delivered through the Rural Exceptions Policy H2.
- 6.6 Policy H2 permits small rural exceptions sites where affordable housing can be delivered to meet the needs of local people for within the SHMA sub area where there is no conflict with other local plan policies and a set number of criteria are met. The appeal scheme is for 210 dwellings, this is not considered as a small rural exception site. The scheme is also not adjacent to an existing village settlement boundary, a housing need has not been identified for the type and scale of development proposed and the proposed development is not considered suitable by virtue of its size and scale in relation to an existing settlement.
- 6.7 Core Policy 6 also sets out a range of 4 expectations for new residential development, all of which should be met. Whilst elements such as design and layout would form part of a reserved matters application, the scheme would fail to assist in meeting the identified housing needs of neighbouring areas. It is noted that the identified housing need of 500 to support Tamworth Borough are being delivered through existing and committed development at Chestnut Walk and Arkall Farm where a combined 1175 dwellings are being delivered, 500 of which will meet Tamworth Boroughs identified housing need.
- 6.8 It is therefore the Council's case that the scheme conflicts with the adopted Local Plan with respect to the location of new housing development and the delivery of this quantum of housing in this location will undermine the adopted spatial strategy for the District.

General and Affordable Housing need

- 6.9 As set out above, the appeal site in location terms conflicts with the spatial strategy for the District, which confirms the quantum of new housing required and where it should be located. The Council can demonstrate a healthy housing land supply, and therefore it can be considered that the general housing needs of the District are being met. Similarly, Tamworth Borough Council can currently demonstrate 10.5 years of housing supply, also confirming that their adopted local plan is considered as relevant and up to date.
- 6.10 The appeal scheme proposes 210 affordable dwellings, and it is noted that the appellants argue that there is a substantive shortfall of delivery within both Lichfield District and Tamworth Borough that cannot be addressed over the next 5 years. The Council will provide evidence to confirm and corroborate that the identified affordable housing requirements are being delivered on both sides of the administrative boundary, and that the housing registers do not indicate that there is a need for the quantum of affordable housing being proposed in this location. [Furthermore, even if the Site were considered a small rural exception Site, it would fail to comply with the requirements of Policy H2 which is the Council's affordable housing policy. This reflects the unsuitability of the location for 210 affordable homes.](#) The delivery of affordable housing in this location can therefore be afforded little weight in the planning balance.
- 6.11 The delivery of significant numbers of affordable dwellings on this greenfield site in the absence of any defined need conflicts with both National and Local Planning policies.

Proximity to the village of Wigginton and the associated coalescence and heritage impacts

- 6.12 The Wigginton, Hopwas and Comberford Neighbourhood plan highlights in paragraph 5.2 the relationship between Hopwas and Wigginton with the urban area of Tamworth is unique in that both retain a village character and yet are only a short distance from a large urban area. It is in this context that the relationship is therefore precarious due to the demands of housing need both in Lichfield and Tamworth. It is important that to preserve the character of Hopwas and Wigginton as villages, new development does not cause coalescing. Policy WHC1 states:

'The existing rural environs of the Neighbourhood Plan Area shall be maintained to ensure that there is a clear distinction between the villages of Wigginton, Hopwas and Comberford and

the urban area of Tamworth. Any proposed development shall have regard to this distinction and shall only be allowed where it is supported by evidence that the distinctiveness as defined is not adversely affected. There shall be no coalescence with Tamworth’.

- 6.13 Policy W1 of the Neighbourhood Plan goes on to reiterate the position regarding the issues of coalescence, and highlights the need for visual separation. Whilst the policy requires a screen of trees and shrubs to protect views from the village, given the scale of the appeal scheme it is unlikely that this could be achieved.
- 6.14 It is the Councils Case that the proposal results in the coalescence of built form between the Northern edge of Tamworth and the Village of Wigginton. Whilst the appellant considers that this issue can be addressed through the layout of the site and planting, the quantum of development proposed would bring the built form significantly closer to the village of Wigginton, and effectively ‘close the gap’, a screen of trees would not achieve the requirement to achieve visual separation.
- 6.15 It is common ground that the scheme results in less than substantial harm on the significance of the Wigginton Conservation Area, by virtue of impact on its overall setting. As confirmed in the NPPF and within the appellants statement of case, this level of harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It is the Councils case, and appropriate evidence will be provided in due course to demonstrate that there are no public benefits to this scheme, including the provision of affordable housing, that will outweigh the significant harm caused to the setting and significance of the Wigginton Conservation Area.

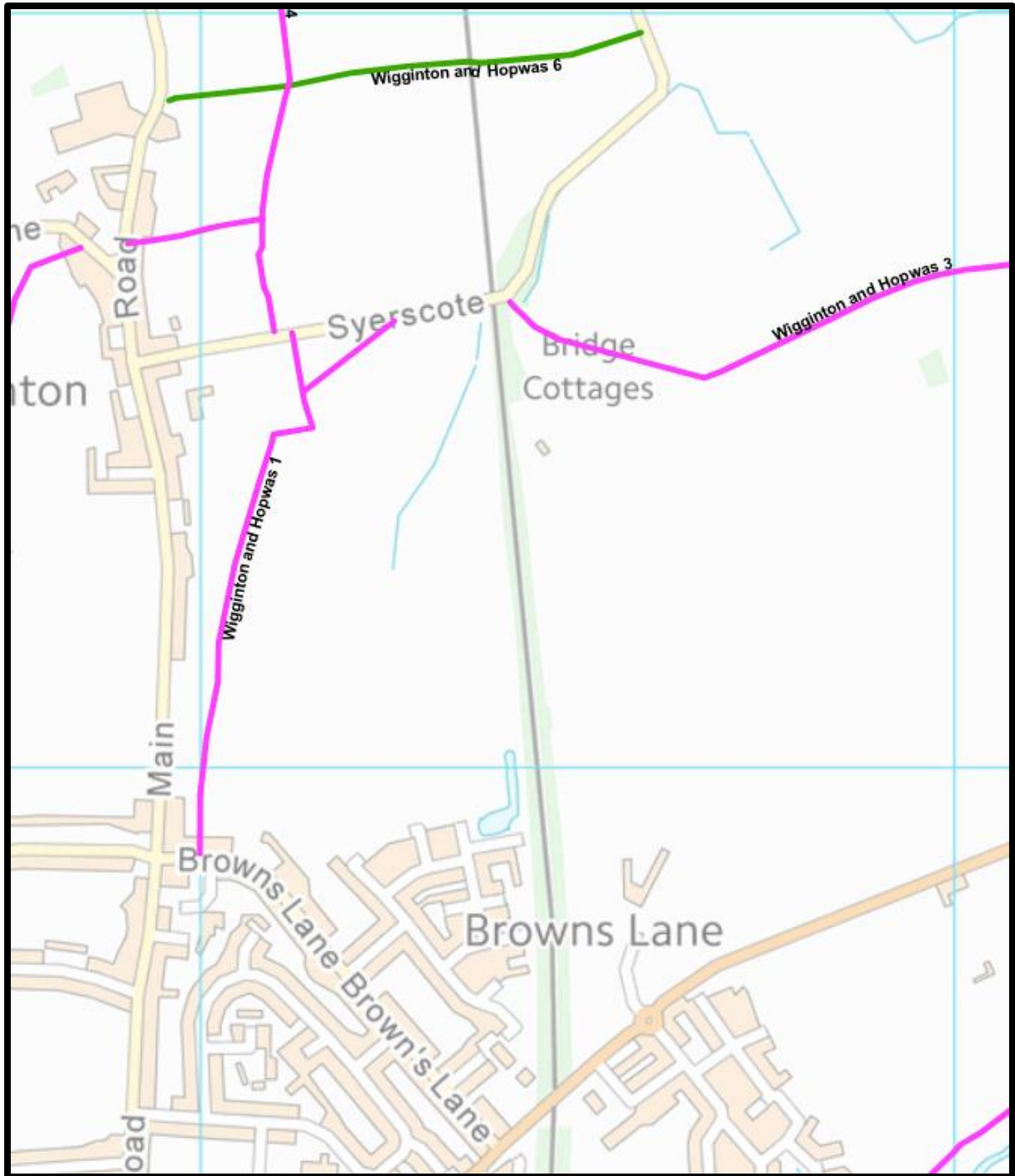
7. Planning Balance and Conclusion

- 7.1 Paragraph 47 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the appeal scheme conflicts with the development plan and should therefore be refused. The Council consider that there are no material considerations which are indicative that the proposal should be considered other than in accordance with the development plan.
- 7.2 The level of housing growth proposed by this application would equate to an additional 210 units (or 18%) of growth in excess of the 1,165 dwellings which were allocated to the North of Tamworth through the Local Plan Allocations document and in accordance with Core Policy 1 and Core Policy 6. The proposed further development of housing in this area is unjustified and represents a significant departure from the Local Plan Strategy. This identified harm should be afforded **significant weight** in the planning balance.
- 7.3 As set out in the Planning Committee report, the provision of affordable housing is noted, and the Council, along with Tamworth Borough Council can evidence that sufficient affordable housing is being provided, and will continue to be provided in accordance with Local Plan requirements for the remainder of the plan period. There is no evidence that there is an acute need of affordable housing in this locality, as such **limited weight** should be afforded to the provision of affordable housing in this case.
- 7.4 The scheme would result in coalescence between the built form of Tamworth and the village of Wigginton. Substantial planting as offered by the appellant would not mitigate the visual impacts of such a large development. The development directly conflicts with the development plan in this respect, this matter should be afforded **significant weight** against the proposals.
- 7.5 The impacts of the appeal scheme on the setting and significance of Wigginton result in less than substantial harm. This harm should be afforded **significant weight** in the planning balance, notably in the absence of any significant public benefits associated with the scheme.

- 7.6 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which is at the heart of the NPPF. It also provides two alternatives to the decision taking process, both of which are worded positively. The first point of decision taking in paragraph 11 c) requires decision makers to ‘approve development proposals that accord with an up to date development plan without delay’. Given the presence of a five year housing land supply, both for Lichfield District and for Tamworth Borough, there is no requirement to do other than determine this appeal in accordance with the development plan. The development plan includes the Local Plan Strategy, the Local Plan Allocations document and policies maps and the Wigginton, Hopwas and Comberford Neighbourhood plan. Given the proposal clearly conflicts with policies as confirmed in the reasons for refusal it should be refused permission. There are no material considerations which would indicate otherwise.
- 7.7 The second part of decision taking requirements in paragraph 11 d) relates to the scenario where a local plan is considered to be out of date. It is the view of the Council that this approach is not engaged, there are relevant Development Plan policies, and these should not be considered as out of date, as demonstrated in this statement.
- 7.8 Whilst the delivering of affordable housing can be seen as offering benefit, the Council are of the view that the affordable housing requirements for both Lichfield District and Tamworth Borough can be met in more suitable locations which would not be at the cost of the impact on the rural village of Wigginton and its associated Conservation Area.
- 7.9 In light of the information set out here, the Inspector is respectfully requested to dismiss the appeal. Notwithstanding the clearly stated position, the Local Planning Authority will agree a list of conditions that the Authority would consider reasonable should the appeal be allowed within the statement of common ground.

Appendix 1- Public Rights of Way

(Extract from the Staffordshire County Council Map of footpaths and bridleways)



Lichfield District



Local Plan Strategy 2008 - 2029

Adopted 17 February 2015

15 North of Tamworth

15.1 Within a Broad Development Location, centred on land to the north of Tamworth Borough, around 1,000 homes will be delivered, to assist in meeting the needs of south east Staffordshire. This supports the spatial strategy for Tamworth Borough which recognises that not all locally derived housing needs can be met within its Borough boundary.

15.2 It is important that delivery of homes within Lichfield District does not undermine the ability for Tamworth Borough Council to deliver homes within its boundary, particularly within the identified Sustainable Urban Neighbourhood at Anker Valley. It is recognised that any provision to the north of Tamworth, within Lichfield District will be reliant on a range of infrastructure delivered within Tamworth, particularly the linkages proposed within Tamworth Borough Council's spatial strategy.

Policy: North of Tamworth

Within the Broad Development Location identified to the north of Tamworth, a sustainable, safe, well designed mixed use development of approximately 1,000 dwellings will be delivered by 2029 including:

1. A range of housing in accordance with Development Management Policies H1 and H2 and having regards to needs arising within Tamworth Borough;
2. Provision for open space, sport and recreation facilities in line with Development Management Policies HSC1 and HSC2 and incorporating playing pitches, amenity green space, equipped play, allotments;
3. Landscaping and Green Infrastructure provision including the retention of quality hedgerows and significant trees, and their incorporation into the landscape, and the allowance for significant tree canopy cover in line with Development Management Policies NR4 and NR6;
4. A clear strategy for delivering links to Tamworth, and showing how these will be incorporated into an integrated open space and green infrastructure network;
5. Protection of local areas and habitats of biological interest;
6. The provision of public transport to serve the site: all development should be within 350m of a bus stop;
7. The provision of pedestrian and cycling routes throughout the site, linking to the green infrastructure network and to settlements, services and facilities beyond the site boundaries including safe crossing points;
8. Vehicular access that is integrated with the Anker Valley and Amington links proposed within Tamworth Borough;
9. The provision and maintenance of sustainable drainage systems and flood mitigation measures;
10. Adherence to all other policies in the Local Plan.

The development shall cause no coalescence with Wigginton village and shall not commence prior to essential infrastructure being delivered at an appropriate stage.

Explanation

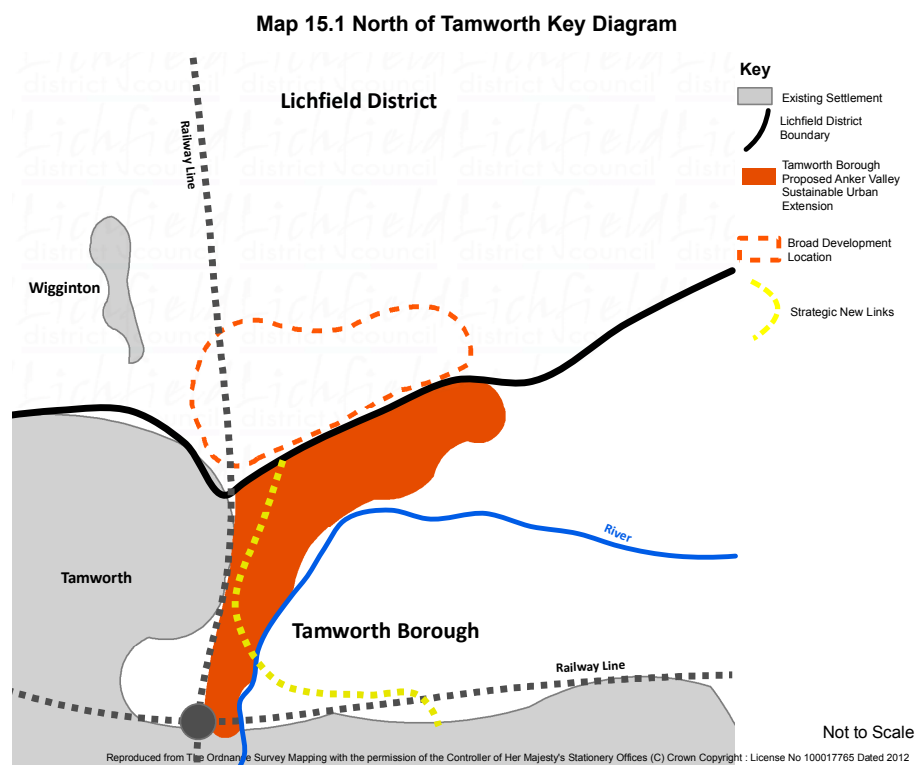
15.3 Land to the north of Tamworth is considered to be a sustainable location for development to help address housing needs in both Tamworth Borough and Lichfield District, however the phasing of any release for housing is important as it will be dependent on the delivery of necessary infrastructure.

15.4 Development will need to take into account the environmental qualities and topography of the landscape to achieve a well designed, sustainable urban extension. Provision to the north of Tamworth should cause no coalescence between the urban area of Tamworth and Wigginton village.

15.5 Green infrastructure links, incorporating open spaces, and linked with safe routes for pedestrians and cyclists will be crucial, both within the development and linking to other networks beyond the site, within Tamworth Borough, to encourage sustainable travel and healthy lifestyles.





15.6 The provision and enhancement of public transport links, as well as improvements to the highway network, both in terms of vehicular and pedestrian / cyclist provision and safety will be essential to encourage sustainable travel patterns.

15.7 Further consideration of land to the North of Tamworth Borough will be considered through the Local Plan Allocations document.



INSET 21 NORTH OF TAMWORTH

Key

-  Lichfield district boundary
-  Village settlement boundary
-  Conservation areas (Core Policies 1, 14, Policy BE1)
-  Housing land allocations (Policy NT1)

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Five Year Housing Land Supply 2023
Lichfield District Council

July 2023

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

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1. Introduction

- 1.1 This document provides the latest five-year housing land supply position for Lichfield District (at 1st April 2023). The Five Year Housing Land Supply 2023 has been published alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Employment Land Availability Assessment](#) (ELAA) and [Authority Monitoring Report](#) (AMR) as part of Lichfield District Council's suite of monitoring documents.
- 1.2 The [National Planning Policy Framework](#) (NPPF) was revised in 2021. Paragraph 74 of the NPPF sets out that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing requirements set out in adopted strategic policies.
- 1.3 Local authorities are also required to demonstrate a five year housing land supply in relation to their gypsy, travellers and travelling show people requirements ([Planning policy for traveller sites august 2015](#) paragraph 10).
- 1.4 This paper sets out an assessment of whether there is a five-year supply of deliverable housing land and gypsy and traveller sites in Lichfield District for the period of April 2023 - March 2028. This assessment sets out the current supply positions in Lichfield District on 1 April 2023.

2. Methodology

National guidance: deliverability, availability, achievability

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

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

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

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

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

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

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

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

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

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

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

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

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

Five year supply methodology

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

Housing requirement and gypsy and traveller site requirement

3.8 Paragraph 74 of the NPPF makes clear that the housing requirement set out within the adopted local plan should be used as the basis of the five year supply calculation where the local plan is less than five years old. The [Local Plan Strategy](#) was adopted in February 2015 and as such is now in excess of five years old. Where the local plan is in excess of five years old then the five year supply should be calculated against its Local Housing Need (LHN)

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

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

Determining the deliverability of a site

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

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

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

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

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

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

Dealing with past under-supply

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

Supply buffer and the housing delivery test

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

Windfall allowance

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

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

Non-implementation rate

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

Figure 1: Expired planning permissions (2001-2023)

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

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

3. The five year supply of deliverable housing land

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

Figure 2: Annual requirement calculation

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

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

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

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

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

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

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

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

Lichfield District five year supply

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

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

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

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

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

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

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

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

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

4. The five year supply of gypsy and traveller sites

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

Figure 6: Annual requirement calculation

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

Calculating the five-year requirement

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

Five-year requirement (5 x 1.31) = 6.55

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

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

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

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

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

Lichfield District five year gypsy and traveller supply

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

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

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

Appendix A: Record of lapsed planning permissions

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

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

| Year | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|-----------------|------------------|-------|-----------------|-------|-------|-------|-----------------|-------------------|-------|-----------------|-------|----------------|-----------------|-------|
| | | | | | | | | 05/0435 (1) | 04/01324 (1) | | 08/0832 (12) | | | | 10/0869 (1) | 13/0941 (1) | | 14/0113 (3) | | 17/0201 (1) | 18/01668 (2) | |
| | | | | | | | | 05/01245 (1) | 02/01405 (1) | | 08/0914 (3) | | | | 12/00642 (1) | 10/0869 (1) | | 14/01068 (1) | | 17/0914 (1) | 18/01448 (1) | |
| | | | | | | | | 05/00224 (9) | 07/00379 (13) | | 09/00110 (1) | | | | | 13/01094 (2) | | 13/00781 (2) | | | 18/01043 (1) | |
| | | | | | | | | | 06/00255 (1) | | | | | | | 12/01067 (100) | | 14/00225 (1) | | | 18/00409 (4) | |
| | | | | | | | | | 04/00315 (1) | | | | | | | 12/00642 (1) | | 15/00080 (1) | | | 18/00375 (1) | |
| | | | | | | | | | 06/00665 (1) | | | | | | | 13/00482 (1) | | 14/00725 (1) | | | 18/00375 (1) | |
| | | | | | | | | | 06/00962 (2) | | | | | | | 13/01185 (1) | | 15/01211 (1) | | | | |
| | | | | | | | | | 06/00856 (1) | | | | | | | 13/01373 (1) | | 15/00076 (1) | | | | |
| | | | | | | | | | 06/01023 (1) | | | | | | | 12/00594 (7) | | | | | | |
| | | | | | | | | | 06/01024 (1) | | | | | | | 12/00044 (15) | | | | | | |
| | | | | | | | | | 06/00592 (1) | | | | | | | | | | | | | |
| Total Yield Lapsed | 12 | 18 | 7 | 11 | 15 | 5 | 14 | 28 | 42 | 218 | 42 | 29 | 13 | 54 | 28 | 143 | 55 | 38 | 129 | 56 | 41 | 31 |

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

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

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

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

Table B1: Committed supply (1-4 dwellings)

Lichfield City

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

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

Burntwood

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

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

North of Tamworth

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

Alrewas

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

Armitage with Handsacre

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

Fazeley, Mile Oak & Bonehill

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

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

Fradley

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

Shenstone

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

Whittington

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

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

Other rural villages and areas – Clifton Campville

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

Other rural villages and areas – Drayton Bassett

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

Other rural villages and areas – Edingale

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

Other rural villages and areas – Elford

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

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

Other rural villages and areas – Hamstall Ridware

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

Other rural villages and areas – Hopwas

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

Other rural villages and areas – Hill Ridware

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

Other rural villages and areas – Kings Bromley

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

Other rural villages and areas – Little Aston

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

Other rural villages and areas – Stonnall

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

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

Other rural villages and areas – Upper Longdon

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

Other rural villages and areas – rural areas

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

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

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

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

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

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

Lichfield City

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

Burntwood

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

East of Rugeley

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

North of Tamworth

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

Alrewas

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

Armitage with Handsacre

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

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

Fazeley, Mile Oak & Bonehill

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

Fradley

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

Other rural villages and areas – rural areas

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

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

Table B.3: Strategic Development Allocations (SDAs)

Lichfield City

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

Fradley

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

Appendix C: Deliverable site evidence

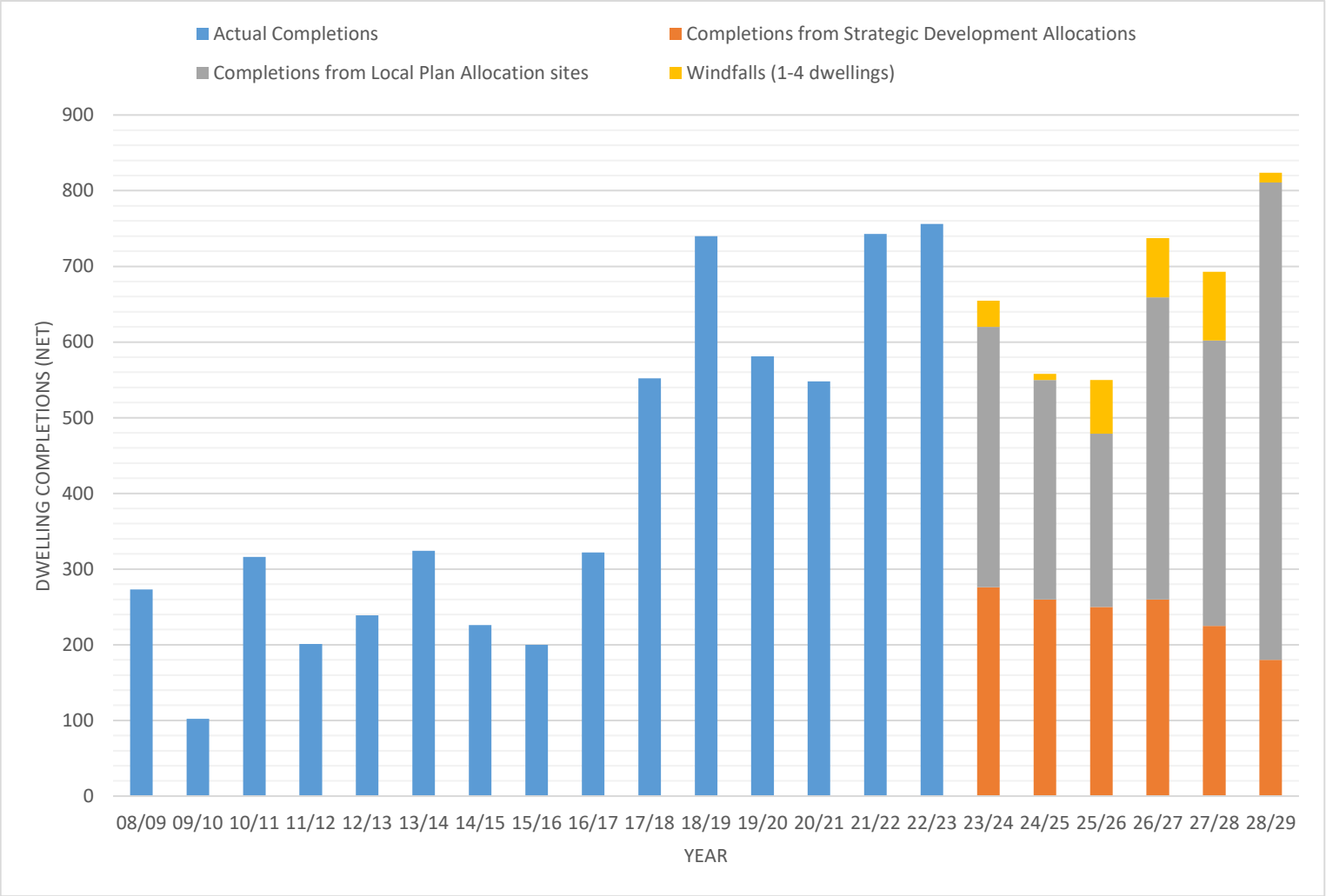
The following table sets out the evidence in support of the inclusion of a number of major developments which do not currently benefit from detailed planning permission.

Table C.1: Large site deliverability evidence

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

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

Appendix D: Housing trajectory



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

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

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

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

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

Appendix F: Local Housing Need

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

Step 1: Setting the baseline

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

$$2023 = 44,882$$

$$2033 = 47,147$$

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

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

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

Step 2: An adjustment to take account of affordability

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

Current figure (Table 5c) = 10.51

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

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

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

$$227 \times 1.406875 = 319.360625$$

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

Step 3: Capping the level of any increase

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

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

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

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

Step 4: cities and urban centres uplift

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

