

27 October 2017

Dear Sir/Madam

CABINET MEETING

A meeting of the Cabinet has been arranged to take place on **TUESDAY 7 NOVEMBER 2017** at **6.00 PM** in **THE COMMITTEE ROOM, DISTRICT COUNCIL HOUSE, LICHFIELD** to consider the following business.

Access to the Committee Room is via the Members' Entrance.

Yours faithfully



Neil Turner BSc (Hons) MSc
Director of Transformation & Resources

To: Members of the Cabinet

Councillors: Wilcox (Leader), Pritchard (Deputy Leader), Eadie, Pullen, Smith and Spruce.

1. Apologies for Absence
2. Declarations of Interest
3. Future Delivery of Disabled Facilities Grants (copy attached)
4. Brownfield Land Register (copy attached)
5. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED: "That as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following items of business, which would involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972"



6. Garrick Theatre – Concession Services Agreement (copy attached)
7. Procurement of Minor Civil Engineering Works (copy to follow)

(A copy of the Council's 'Strategic Plan at a Glance' is attached for information).



Future Delivery of Disabled Facilities Grants

Report of Cabinet Member for Regulatory Services, Housing and Wellbeing

Date: 7th November 2017

Agenda Item: 3

Contact Officers: Gareth Davies/ Lucy Robinson

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Key Decision? YES

Local Ward Relevant to all Members

Members

Lichfield
district council
www.lichfielddc.gov.uk

CABINET

1. Executive Summary

This reports sets out information on the proposed future service delivery mechanism for Disabled Facilities Grants (DFGs), seeks approval to participate in the County wide agreement and sets out arrangements for the appointment of a new County wide service provider.

2. Recommendations

It is recommended that Cabinet approve:-

- 2.1 Proposals for the future delivery of DFGs from April 1st 2017 for a period of up to 7 years¹.
- 2.2 Lichfield District Council's participation in the County contract for the future delivery of DFGs, subject to the outcome of the procurement process.
- 2.3 Invitation of tenders through a competitive procurement process to be administered by Staffordshire County Council (SCC).
- 2.4 Delegation of authority to the Cabinet Member for Regulatory Services, Housing and Wellbeing and Chief Executive to enter into an agreement for the appointment of a County wide service provider following the procurement process, subject to the outcome being favourable and representing value for money to the Council.

3. Background

3.1 There is a statutory obligation for District Councils to provide grants in relation to disabled adaptations; this is provided for under the Housing Grants, Construction and Regeneration Act 1996. At present funding for this is provided by Department of Communities and Local Government (DCLG) through the Better Care Fund (BCF)² and is transferred to the Council by Staffordshire County Council (SCC).

3.2 The service is currently being delivered by Staffordshire Housing Group through their Home Improvement Agency (HIA) trading as Revival for all of the districts within Staffordshire, with SCC being the contracting authority. The HIA manages the whole process from the initial referral by an

¹ The agreement will be for five years from 1st April 2018 to 31st March 2023, with an additional option to extend to 31st March 2024 and 2025.

² The BCF is allocated to upper tier authorities by the Department of Communities and Local Government (DCLG) and they in turn are required to passport the DFG element through to District Councils so that they can meet their statutory duty to provide DFGs. See October Cabinet report for more details (link below).

Occupation Therapist (OT)³ through to completion of an adaptation. In addition to this the HIA also provides an advice service which was previously funded by SCC but in the current financial year has been funded by the member District Councils from their DFG allocations through the BCF. The current contract arrangements come to an end on 31st March 2018 and new arrangements are therefore required to deliver the service from 1st April 2018.

- 3.3 Six of the eight districts in Staffordshire have agreed in principle to work together in partnership along with SCC to procure and deliver a new DFG and advice service. It is to be named Support for Independent Living in Staffordshire (SILIS) and will come into effect from 1st April 2018. It is anticipated that SILIS will deliver an all-inclusive service with the aim of providing tailored support to enable individuals to live independently. The service will include a needs assessment, the provision of advice and the completion of adaptations as required under legislation which will be funded through our DFG allocation through the BCF. It will also ensure that support is provided for those who either choose to self-fund, or who do not qualify directly for local authority grant funding in line with our vision of helping individuals to help themselves.
- 3.4 A considerable amount of work has been done by the Districts and SCC in designing a new service that will meet the needs of service users, whilst taking into account financial pressures across all organisations and recognising the different statutory obligations. Soft market testing and service provider events have been conducted to ensure that the specification is realistically achievable and will deliver improved timescales for completing adaptations within the budget available. It has also ensured that there is genuine appetite within the market to deliver the project as specified. Service user events have also been held to identify issues with the current service and shape the new specification. As a result we have an agreed specification for the service that will be used for the purposes of inviting competitive tenders⁴.
- 3.5 The soft market testing has also shown that for the project to be successful service providers would need sufficient time to develop services and therefore tenders will be invited for a contract period of 5 years with the option to extend to a maximum of 7 years.
- 3.6 Under the new arrangements SCC will be the contracting authority with the six Districts being party to it through a 'Participation Agreement'. An improved governance structure is in place to current arrangements as there is a Strategic Partnership Board (SPB) in place comprising the six District Chief Executives and a Director from SCC to oversee the new arrangement and report to the BCF Programme Board. In addition to this, a DFG Contract Steering Group consisting of officer representatives of the six Districts and SCC will act on behalf of the SPB to oversee the operational aspects and the performance management of the contract. Performance management systems have also been improved with provision in the agreement for the Steering Group to be able to escalate any serious performance or contract management issues up to the SPB, which can impose financial penalties on the provider in the event of non-performance on certain key performance indicators. If there is consistent failure the contract can be terminated.
- 3.7 It is anticipated that the new arrangements will enable a wider range of services to be delivered within the existing budget envelope, and with the inclusion of advice and assessment services it is hoped that there will be a greater degree of service user autonomy which in many instances will avoid the need for a DFG for a major adaptation and therefore allow funding to be stretched further. It is also envisaged that the new service provider will seek to use innovative procurement methods and take advantage of the combined budget allocation to enhance value for money in delivery of the service.

³ OT's are employed by the Lichfield and Tamworth Therapy Team of the Staffordshire & Stoke on Trent Partnership NHS Trust (SSOPT) and Staffordshire County Council Children's OT team (Independent Futures).

⁴ The tender is currently live through SCC's procurement system Proactis with a deadline for submissions of Wednesday 1 November at noon.

<p>Alternative Options</p>	<ol style="list-style-type: none"> 1. <i>Do nothing</i> – This is not an option as we have a statutory duty to provide DFGs. The current contractual arrangements come to an end at 31st March 2018 and as such a mechanism for delivery of grants has to be put in place. 2. <i>Explore in-house options</i>- an options appraisal would be needed to evaluate the cost and feasibility of a variety of in-house options which could include: <ol style="list-style-type: none"> a) <i>Procurement of a Home Improvement Agency (HIA) for Lichfield District only and/or with other willing authorities in Staffordshire.</i> To enable this additional staff would be needed to process grant applications and a HIA could be procured to project manage the delivery aspect of the works, the cost of which would be capitalised against individual grants. b) <i>Direct in-house delivery.</i> There is currently no revenue budget in place to fund this and in order to deliver grants within the required timescales it would be necessary to employ at least one full-time technical officer and a grants officer. c) <i>Provide a mandatory process only</i> – under the legislation we are obliged to review and approve mandatory grant applications and there is no obligation on us to provide technical services or advice. Reverting to a mandatory process would place all of the onus on grant applicants and there would most likely be a drop in applications as vulnerable users would find it difficult to successfully apply resulting in an increase in unmet demand in the district. There would also be a need for in-house resources to manage this and undertake administrative tasks. <p>All in- house options would lose the wider benefits that working in partnership with other authorities and SCC would bring in providing a holistic service to residents. The lack of resilience and potential TUPE implications would also need to be carefully considered.</p>
<p>Consultation</p>	<p>Members of the Community Housing and Health Overview and Scrutiny Committee have been regularly updated on Revivals performance and on the county wide DFG review.</p>
<p>Financial Implications</p>	<ol style="list-style-type: none"> 1. It is anticipated that for the duration of the contract the capital works elements will continue to be funded through our DCLG award from the BCF; it is not anticipated that there will be any reduction in the annual allocations. All work and the associated services will be funded entirely through the BCF allocation. The award has increased since 2016/17 which has led to a reduction in council capital required. It is anticipated from the soft market testing that the current projected capital spend on providing DFG's by the Council of £98,000 2018/19 to 21/22 won't be required. 2. Should we withdraw from the partnership arrangements there will be a need for resources to fund the delivery and management of the DFG process. If we look to operate in-house with or without a HIA it is believed that the anticipated Capital savings would not be achieved and additional revenue pressures may be required.

Contribution to the Delivery of the Strategic Plan	The Strategic Plan 2016-2020 sets out what we want to achieve in four main themes. Delivery of DFG's will contribute to the theme of 'Healthy and safe communities' where "we want local people to be active and live healthy, fulfilled lives. We want to prevent social isolation and loneliness, particularly in older members of our communities". DFGs help people remain living safely and independently at home and to gain access into and out of their homes.
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Equality, Diversity and Human Rights Implications	DFG's are designed to have a positive impact by assisting disabled people to continue to live safely in their homes and are available to meet the eligible needs of disabled people.
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Crime & Safety Issues	None identified.
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Risk Description	How we manage it	Severity of Risk (RAG)
A Following the tendering exercise it is possible that the costs of delivering the service are considered too high for us to continue with our participation. This would result in us having to conduct a full options appraisal to consider delivery of the grants process through other means; this would take time to do and there would be a fall in customer satisfaction and an increase in complaints whilst an alternative was sorted out. Our statutory duty to deliver DFG's will remain throughout this.	Participation in the tender evaluation panel and the following negotiation process to ensure that the cost of the service is favourable and presents value for money.	A
B Following the tendering exercise it is possible that the negotiated service standards are not acceptable to the council for us to continue with our participation.	We have tried to mitigate this as much as possible through soft market testing and obtaining feedback from suppliers which has fed into the final specification. Participation in the tender evaluation panel and the negotiation process should also ensure that the service standards agreed with the supplier are acceptable.	A
C If we withdraw post tender it could jeopardise the viability of the County wide contract which would have consequences for the other Districts and all service users; this would also have a detrimental impact on our reputation.	Participation in the tender evaluation panel and Strategic Project Board to discuss and resolve any issues arising.	A

Relevant web links	Better Care Fund- https://www.lichfielddc.gov.uk/Council/Meetings-committees-and-papers/Cabinet/2017/10/10/Agenda/Cabinet-10-October-2017-Public.pdf Tender information can be found at - http://ted.europa.eu/TED/notice/udl?uri=TED:NOTICE:387240-2017:TEXT:EN:HTML&src=0 https://www.staffordshire.gov.uk/business/procurement/tendering/etendering/home.aspx
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Brownfield Land Register

Report of the Cabinet Member for Economic Growth, Environment & Development Services

Date:	7 th November 2017
Agenda Item:	4
Contact Officer:	Patrick Jervis/ Ashley Baldwin
Tel Number:	01543 308202/ 308147
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Key Decision?	Yes
Local Ward Members	All



Cabinet

1. Executive Summary

- 1.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force on the 16 April 2017 and require all Local Planning Authorities to produce and publish a 'Part 1' Brownfield Land Register (BLR) by 31 December 2017. The BLR is to be split into two parts, with 'Part 1' being a register of all brownfield sites considered to be 'suitable' for residential development and 'Part 2' identifying any such sites which are to be granted Permission in Principle (PiP). Presently authorities are not obliged to produce a 'Part 2' BLR.
- 1.2 A draft of the BLR Part 1 for Lichfield District has now been prepared for consideration prior to its publication on the District Councils website. At this time no BLR Part 2 is proposed to be produced, however, officers will continue to maintain the BLR and review whether a Part 2 BLR should be produced in future years.

2. Recommendations

- 2.1 That the Cabinet approves the Lichfield District Council Brownfield Land Register (Part 1) (**APPENDIX A and B**) for adoption and publication.

3. Background

- 3.1 The National Planning Policy Framework (NPPF) through its core principles states that planning policies and decisions should encourage the effective use of land by reusing brownfield sites (or previously developed land (PDL)), provided they are in sustainable locations and not of high environmental value. A position which is further supported through the governments National Planning Practice Guidance (PPG). Government has made a commitment to maximise the number of homes delivered on suitable brownfield sites and has now introduced the brownfield register as a tool to assist in delivering this.
- 3.2 The adopted Local Plan Strategy also acknowledges the importance of brownfield sites in delivering the housing requirement for Lichfield District with Core Policy 6 seeking the delivery of 70% homes on Brownfield sites to 2018 and 50% thereafter.
- 3.3 The NPPF defines brownfield sites or PDL as:
"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or

forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time”

- 3.4 The requirement for all Local Planning Authorities to produce a ‘Brownfield Land Register’ came into force on 16 April 2017 through the Town and Country Planning (Brownfield Land Register) Regulations 2017. This requires Local Planning Authorities to maintain and publish a register of brownfield land that is ‘suitable’ for residential development. The Brownfield Land Register (BLR) is to be split into two parts with ‘Part 1’ being a register of all brownfield sites which are considered to be suitable for housing and ‘Part 2’ identifying any such sites which are then to be granted Permission in Principle (PiP). PiP is an alternative way of obtaining planning permission which separates the consideration of matters of principle for the proposed development from the technical detail. PiP establishes whether a site is suitable in-principle for residential development without consideration of the more detailed technical matters which are subsequently addressed through ‘technical details consent’ once PiP has been granted. For a site to be entered onto Part 2 of the register, and as such be granted PiP, a significant level of detail would need to be provided for each individual site to establish the principal matters of the development. Presently such information is not available as such no Part 2 register is proposed.
- 3.5 The government updated the National Planning Practice Guidance (PPG) on 28 July 2017 and introduced guidance for both BLR (and PiP). Alongside the guidance the Department for Communities and Local Government (DCLG) published the ‘Brownfield Land Register Data Standard: Preparing and publishing a register’. The data standard document provides clear and exact guidance on the format and content of information which must be included on an authorities BLR to ensure that information is comparable across all authorities.
- 3.6 The Part 1 BLR for Lichfield District has been produced following the methodology devised and set out within the document (**APPENDIX A**). This methodology has been devised to comply with the regulations and national guidance. The Part 1 BLR data table (**APPENDIX B**) has been produced following the Brownfield Land Register Data Standard to ensure that the data captured meets the government’s requirements and can be published as part of the open data agenda.
- 3.7 For a site to be entered onto the Part 1 BLR it is required to meet certain criteria contained within the regulations and guidance. Those sites must meet the definition of previously developed land as described at paragraph 3.3 of this report and be of at least 0.25 hectares in size or capable of delivering 5 or more dwellings. Further to this criteria the site must be considered to be ‘suitable’ for residential development and be both ‘available’ and ‘achievable’. With regards to suitability an assessment is made as to whether the site offers a suitable location for development having regard to adopted national and local planning policy, as well as emerging planning policy contained within the Local Plan Allocations document. Of those sites considered to be suitable an assessment is then made as to the availability of the site and the achievability of residential development being delivered. This process of assessment has benefitted from the significant information collected through the evidence base for the Local Plan.
- 3.8 The Part 1 BLR as set out at table 1 of **APPENDIX A** and **APPENDIX B** identifies those previously developed sites which have been assessed and considered as suitable, available and achievable for residential development. In total 45 sites have been identified and included on the Part 1 BLR, this includes a range of sites in terms of size, location and their current planning status. The majority of the sites identified currently benefit from an extant planning permission and/or have been allocated for development through the Local Plan Strategy. Additionally a number of the sites included on the Part 1 BLR have been proposed for allocation through the emerging Local Plan Allocations document.

3.9 The Part 1 BLR recommends that at this time a Part 2 register is not produced. Through the ongoing maintenance and annual updating of the Part 1 BLR officers will consider whether a Part 2 register be produced in future years. The production of a Part 2 BLR in future years may present the Council with the opportunity to further promote specific brownfield sites within the District.

Alternative Options	<ol style="list-style-type: none"> 1. The Committee declines to publish the BLR Part 1 document. However, legislation requires all Local Planning Authorities to publish and maintain BLR's with publication being no later than 31 December 2017.
Consultation	<ol style="list-style-type: none"> 1. Consultation is not required on the BLR Part 1 document. 2. In future years if a BLR Part 2 is progressed this will be subject to consultation as is set out within the Town and Country Planning (Brownfield Land Register) Regulations 2017.
Financial Implications	<ol style="list-style-type: none"> 1. Funding has been made available via national government to Local Authorities to meet the burdens associated with introducing BLRs. 2. The costs of production and maintenance of the BLR will be met within approved budgets.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. Supports the priority of a vibrant and prosperous economy because it assists in the delivery of the new housing and reuse of previously developed sites. 2. Supports the priority of Healthy and Safe communities by ensuring the provision of housing. 3. Supports the priority of clean, green and welcoming places to live by assisting in the delivery of residential developments of previously developed sites.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. An Equality Impact Assessment was produced to accompany the adopted Local Plan Strategy and the Local Plan Allocations document. For a site to be included on the BLR it should be considered to be in conformity with the adopted Local Plan Strategy and therefore any such implications for Equability, Diversity and Human Rights have previously been considered.
Crime & Safety Issues	<ol style="list-style-type: none"> 1. None.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	It is not agreed to publish the BLR as is required by legislation. This would mean a register is not published by the 31 December 2017 as is required by legislation.	Proceed to agree approach to taking forward the Brownfield Land Register before the legislative deadline of 31 December 2017.	Yellow
B	Alternative sites are recommended to be included on the BLR.	An evidence based assessment of alternative sites to ascertain whether sites should be included on the register.	Yellow
C	Sites are recommended to be removed from the BLR.	An evidence based assessment of alternative sites to ascertain whether	Yellow

sites should be removed from the register.

Background documents:

Local Plan Strategy 2015

The Town and Country Planning (Brownfield Land Register) Regulations 2017

National Planning Practice Guidance – Brownfield Land Registers

Relevant web links:

Local Pan Strategy 2015 - <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Local-plan/Local-Plan-Strategy.aspx>

The Town & Country Planning (Brownfield Land Register) Regulations 2017 -

http://www.legislation.gov.uk/uksi/2017/403/pdfs/uksi_20170403_en.pdf

National Planning Policy Framework

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

National Planning Practice Guidance – Brownfield Land Registers - <https://www.gov.uk/guidance/brownfield-land-registers>

National Planning Practice Guidance – Permission in Principle - <https://www.gov.uk/guidance/permission-in-principle>

Brownfield Land Registers Data Standard: Preparing and publishing a register (DCLG) -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf

Lichfield District Council Brownfield Land Register (Part 1) – August 2017

Lichfield District Council
Brownfield Land Register (Part 1)

August 2017



Prepared by Lichfield District Council

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2.0 Introduction

2.1 Brownfield land has an important role to play in meeting the country's need for new homes. The National Planning Policy Framework (NPPF) sets out through its core principles that planning policies and decisions should encourage the effective use of land by reusing brownfield sites. This is further supported through the governments National Planning Practice Guidance (PPG). The Government has made a commitment to maximising the number of homes delivered on suitable brownfield land and sees the production of statutory brownfield registers as being a key component to deliver this.

2.2 The adopted Lichfield District Local Plan Strategy (February 2015) also places importance on the use of brownfield land in delivering the Districts development requirements. As such the production of a brownfield register will also assist the District Council in delivering the aims of the Local Plan.

2.3 The requirement for all Local Planning Authorities to produce a 'Brownfield Land Register' came into force on 16 April 2017 through the Town and Country Planning (Brownfield Land Register) Regulations 2017. This requires Local Planning Authorities to maintain and publish a register of brownfield land that is 'suitable' for residential development. The Brownfield Land Register (BLR) is to be split into two parts with 'Part 1' being a register of all brownfield sites which are considered to be suitable for housing and 'Part 2' identifying any such sites which are then to be granted Permission in Principle (PiP). The Town and Country Planning (Permission in Principle) Order 2017 states that any sites entered into Part 2 of the brownfield register will be granted permission in principle.

2.4 This document represents the Brownfield Land Register (Part 1) for Lichfield District Council. All Local Planning Authorities are required by legislation to produce and publish a Part 1 register by 31 December 2017. Presently Lichfield District Council is not proposing to produce a Part 2 Brownfield Land Register. This will be reviewed on an annual basis alongside the Part 1 Register.

2.5 The government updated the National Planning Practice Guidance (PPG) on 28 July 2018 and introduced guidance for both BLR and PiP. Alongside the guidance the Department for Communities and Local Government (DCLG) published the 'Brownfield Land Register Data Standard: Preparing and publishing a register'. The data standard document provides clear and exact guidance on the format and content of information which must be included on an authorities BLR to ensure that information is comparable across all authorities. The guidance within the PPG provides further detail on the role and purpose of the BLR along with information on how to update and maintain the register. The Lichfield District BLR has been produced taking account of this guidance and is consistent with the Governments data standard.

3.0 Identification of sites for the register

3.1 The PPG makes clear that for the purposes of the BLR the NPPF definition of previously developed land is used:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land

that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time”

3.2 The regulations and guidance require that all sites considered ‘suitable for residential development’ are included on BLR Part 1. Regulation 5 provides clarity and states that all land which falls within the description in paragraph 1(a) of regulation 3 and meets the criteria in paragraph 1 of regulation 4. In effect this means sites within the local planning authority area which are at least 0.25 hectares in size or capable of delivering 5 or more dwellings are suitable and available for residential development and that development is considered achievable. The regulations then further define what is meant by the terms ‘suitable’, ‘available’ and ‘achievable’. In order to identify sites for inclusion on the BLR the following methodology has been drafted. The methodology is based upon the regulations and experiences of BLR pilot authorities.

3.3 The identification of sites will be undertaken in the following stages:

- Stage 1: Identification of potential brownfield sites;
- Stage 2: Assessing suitability of sites;
- Stage 3: Assessing availability & achievability of sites; and
- Stage 4: Schedule of sites for BLR.

Explanation for each stage is outlines below.

Stage 1: Identification of potential brownfield sites

3.4 Potential sites will be drawn from a number of existing sources of data which are held and published by Lichfield District Council. All potential sites must first meet the definition of previously developed land as set out within Annex 2 of the NPPF and be located within the Lichfield District administrative area. Potential sites will be identified from the following sources:

- Sites with extant planning permission for residential development (including sites with a resolution to grant planning permission for residential development) as published within the councils suite of monitoring documents;
- Allocations and broad locations for residential development as set out within the adopted Local Plan Strategy and ‘made’ neighbourhood development plans;
- Emerging allocations for residential development within the District Councils emerging development plan documents and emerging neighbourhood plans;
- Sites contained within the latest published Strategic Housing Land Availability Assessment (SHLAA); and
- Sites submitted through the Councils ‘Call for Sites’ and representations made through the local plan process to the base date set out within the latest published SHLAA (August 2017). For the purposes of this initial BLR sites submitted through the Call for Sites process up to the date of publication have been considered through the four stage process outlined above.

3.5 After the initial identification of sites from the above sources an initial filtering process was undertaken which removed sites which were smaller than 0.25 hectares and/or not capable of delivering five or more dwellings¹. Also removed at this stage were sites from all sources which were greenfield (or predominantly greenfield) and sites

¹ The Lichfield District Strategic Housing Land Availability Assessment (SHLAA) includes a number of assumptions used to determine the potential capacity of a site. These same assumptions will be used for the identification with a 10% variance both above and below the SHLAA figure to provide an approximate minimum and maximum yield.

proposed for mixed use developments, where residential is not the primary land use. Such sites are therefore beyond the scope of the BLR.

3.6 Following Stage 1, 83 sites were identified to be progressed to stage 2 of the methodology.

Stage 2: Assessing the suitability of sites

3.7 Those sites identified through stage 1 are then reviewed to determine whether sites are considered to be suitable for residential development. The regulations and guidance define land which is suitable for residential development as the following:

- Allocated sites;
- Sites with planning permission;
- Sites with grant of permission in principle; and
- Sites the LPA considers appropriate for residential development.

Allocated sites

3.8 Sites which are allocated within the Local Plan Strategy and 'made' neighbourhood plans for residential development are considered to be suitable where they have passed through stage 1 of the BLR process. For the purposes of the Lichfield District BLR sites which are identified for allocation within the emerging local plan allocations document are considered suitable as they have been assessed through the plan making process.

Sites with planning permission

3.9 Where a site benefit from planning permission for residential development it will be considered to be suitable. These sites are by definition suitable for residential development, as they have been subject to detailed testing through the decision making process.

Sites with permission in principle

3.9 Any site which has grant of permission in principle for residential development would be considered to be suitable. It should be noted that no such sites are identified.

Sites the LPA considers appropriate for residential development

3.10 The regulations allow authorities to consider additional sites which are appropriate for residential development having regard to; any adverse impact on the natural environment; the local built environment including in particular on heritage assets; any adverse impact upon the local amenity; and relevant representations received.

3.11 Sites from the SHLAA which have been identified through stage 1 were then assessed to ascertain if they were considered appropriate for residential development taking into account information within the SHLAA and the adopted Local Plan. The SHLAA classifies sites as 'deliverable', 'developable' and 'not developable'. It must be noted that the Lichfield District Council SHLAA applies a 'policy off' approach to site assessment as such sites are not discounted based upon planning policies.

3.12 Those assessed as 'Not developable' are rejected as the SHLAA has assessed them as unsuitable for residential development. Sites which are assessed as 'deliverable' or 'developable' were then considered in the context of adopted local and national planning policy. The Local Plan Allocations (LPA) document is at an advanced stage and as such

some weight can be applied to its policies. Therefore sites were also considered in the context of the emerging planning policy. Where sites are not considered to comply with current and emerging planning policy then they are rejected at this stage (**Appendix A** details all such sites). For example sites are not discounted within the SHLAA if they are in the Green Belt, where such a site is assessed through stage 2 of the BLR process it is considered to be unsuitable for housing development.

3.13 Following stage 3, 78 sites are assessed as being 'suitable' and progressed to Stage 3 of the assessment.

Stage 3: Assessing availability & achievability of sites

3.14 Those sites which have passed through stage 2 are then assessed in terms of availability and achievability. The detailed SHLAA methodology includes the process for assessing a sites availability and achievability. Where a site has been assessed as being available and achievable within the most recent iteration of the SHLAA then it is assumed that this remains the case for the BLR.

3.15 Where sites have the benefit of planning permission (or are under construction) or are allocated for residential development it is assumed the sites are available and achievable, unless information has been provided to the contrary.

3.16 Additional information has been collected by the District Council through the [Urban Capacity Assessment](#) (UCA) which was published in 2016. This provided a detailed assessment of potential sites within the Districts built-up areas, particularly with regards to the availability of sites for residential development.

3.17 Sites which are discounted at this stage are detailed at **Appendix B**.

Stage 4: Schedule of sites for BLR

3.18 Sites which have passed through the stages (as outlined above) and are considered to be suitable (in line with current planning policy), available and achievable are included on the Lichfield District Part 1 BLR is detailed at Table 1 (below). The full BLR can be downloaded and viewed via the attached excel document. There are 45 sites on the Part 1 BLR.

3.19 The information for each site is as set out within the Brownfield Land Register Regulations 2017, with maps of each site contained at **Appendix C**.

3.20 There is not Part 2 Brownfield Register for Lichfield District.

Table 1: BLR sites summary (for full BLR please see attached excel document)

BLR site reference	SHLAA reference	Site name	Site size	Planning Status	Potential yield of dwellings	Map reference (Appendix C)
LDC-BLR-1	1	Lichfield Highway Depot, Trent Valley Road, Lichfield	1.37	Not permitted	52-57	BLR-01
LDC-BLR-2	4	Land rear Chase Terrace Primary School, Rugeley Road, Burntwood	1.56	Permitted (Full planning permission)	12	BLR-02
LDC-BLR-3	7	Maple Close/Sycamore Road, Burntwood	1.33	Not permitted	29-35	BLR-03
LDC-BLR-4	8	Whittington Youth Centre, Main Street, Whittington	0.32	Not permitted	7-9	BLR-04
LDC-BLR-5	9	Minster Hall Youth Centre, Lichfield	0.15	Not permitted	13-17	BLR-05
LDC-BLR-6	30	Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane, Shenstone	2.09	Not permitted	45-55	BLR-06
LDC-BLR-7	31	Former Lichfield Tennis Club, Birmingham Road, Lichfield	0.45	Not permitted	16-20	BLR-07
LDC-BLR-8	39	Former Integra/Hepworth, Eastern Avenue, Lichfield	2.8	Permitted (Full planning permission)	99	BLR-08
LDC-BLR-9	44	St Chads House, Cross Keys, Lichfield	0.15	Permitted (Full planning permission)	12	BLR-09
LDC-BLR-10	46	Former Park Road Printers, Park Road, Alrewas	0.25	Permitted (Full planning permission)	6	BLR-10
LDC-BLR-11	51	Packington Hall, Tamworth Road	2.31	Permitted (Full planning permission)	24	BLR-11
LDC-BLR-12	52	Auction centre and land at Quonians Lane, Lichfield	0.81	Not permitted	42-52	BLR-12
LDC-BLR-13	54	Former Regal Cinema, Tamworth Street, Lichfield	0.16	Permitted (Full planning permission)	38	BLR-13
LDC-BLR-14	60	Angel Croft Hotel, Beacon Street, Lichfield	0.27	Permitted (Full planning permission)	8	BLR-14
LDC-BLR-15	61	The Windmill, Grange Lane, Lichfield	0.31	Not permitted	11-13	BLR-15

Lichfield District Council Brownfield Land Register (Part 1) – August 2017

BLR site reference	SHLAA reference	Site name	Site size	Planning Status	Potential yield of dwellings	Map reference (Appendix C)
LDC-BLR-16	63	Land rear The Greyhound, Upper St John Street, Lichfield	0.15	Permissioned (Full planning permission)	8	BLR-16
LDC-BLR-17	64	Former Nursery, 41 Cherry Orchard, Lichfield	0.25	Permissioned (Full planning permission)	7	BLR-17
LDC-BLR-18	119 (part)	Mount Road Industrial Estate (part), Mount Road, Burntwood	2.77	Permissioned (Outline planning permission subject to signing of s106)	96	BLR-18
LDC-BLR-19	146	114 High Street, Chasetown, Burntwood	0.33	Permissioned (Full planning permission)	8	BLR-19
LDC-BLR-20	152	The Greyhound, Boney Hay Road, Burntwood	0.54	Permissioned (Full planning permission)	27	BLR-20
LDC-BLR-21	156	Former Acorn Garage, Queen Street, Chasetown, Burntwood	0.24	Permissioned (Full planning permission)	14	BLR-21
LDC-BLR-22	157	Rugeley Canal Side, Rugeley Road, Rugeley	1.8	Permissioned (Full planning permission)	54	BLR-22
LDC-BLR-23	164	Land adjacent 84 Cherry Orchard, Lichfield	0.1	Not permissioned	8-10	BLR-23
LDC-BLR-24	167	1-3 Hill Street, Chasetown, Burntwood	0.12	Permissioned (Full planning permission)	7	BLR-24
LDC-BLR-25	255	Former Royal Oak, Uttoxeter Road, Hill Ridware	0.23	Permissioned (Full planning permission)	9	BLR-25
LDC-BLR-26	415	Trent Valley Buffer Depot, Trent Valley Road, Lichfield	1.9	Not permissioned	45-75	BLR-26
LDC-BLR-27	418	Beaconsfield House, Sandford Street, Lichfield	0.05	Not permissioned	24-30	BLR-27
LDC-BLR-28	425	Hawthorn House, Burton Old Road, Lichfield	0.6	Permissioned (Full planning permission)	26	BLR-28
LDC-BLR-29	426	Fradley Strategic Development Allocation (SDA), land off Gorse Lane, Fradley Park	12.0	Not permissioned	250-300	BLR-29
LDC-BLR-30	428	Former Children's Home, Scotch Orchard, Lichfield	0.97	Permissioned (Full planning permission)	27	BLR-30

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BLR site reference	SHLAA reference	Site name	Site size	Planning Status	Potential yield of dwellings	Map reference (Appendix C)
LDC-BLR-31	429	Cottage of Content, Queen Street, Chasetown, Burntwood	0.24	Not permitted	9-11	BLR-31
LDC-BLR-32	478	Former Bridge Cross Garage, Bridge Cross Road, Burntwood	0.34	Permitted (Full planning permission)	8	BLR-32
LDC-BLR-33	497	East of Burntwood Bypass Strategic Development Allocation (SDA), Milestone Way, Burntwood	10.5	Permitted (Full planning permission)	351	BLR-33
LDC-BLR-34	836	Former 'What' Store, Cross Keys, Lichfield	0.3	Permitted (Full planning permission)	35	BLR-34
LDC-BLR-35	840 & 1056	Fradley Strategic Development Allocation (SDA), Halifax Avenue, Fradley	34.0	Permitted (Part outline & part full planning permission)	750	BLR-35
LDC-BLR-36	926	Boney Hay Concrete, Chorley Road, Burntwood	0.34	Permitted (Full planning permission)	7	BLR-36
LDC-BLR-37	974	The New Lodge, Kings Bromley Road, Alrewas	0.15	Permitted (Full planning permission)	6	BLR-37
LDC-BLR-38	1005	Tricorn House , 99-101 High Street, Chasetown, Burntwood	0.15	Permitted (Full planning permission)	7	BLR-38
LDC-BLR-39	1022	Station Works, Colton Road, Rugeley	0.4	Permitted (Outline planning permission)	14	BLR-39
LDC-BLR-40	1031	Rugeley Power Station	83.8	Not permitted	820-880	BLR-40
LDC-BLR-41	1040	Lombard Court, Lombard Street, Lichfield	0.13	Permitted (Full planning permission)	14	BLR-41
LDC-BLR-42	1070	Beatrice Court, St John Street, Lichfield	0.36	Permitted (Full planning permission)	39	BLR-42
LDC-BLR-43	1102	Land at Greenhough Road, Lichfield	0.5	Permitted (Full planning permission)	39	BLR-43
LDC-BLR-44	1109	Levett Road, Lichfield	0.7	Permitted (Full planning permission)	22	BLR-44
LDC-BLR-45	1122	Land off Milestone Way, Burntwood	4.4	Permitted (Outline planning permission subject to signing of s106)	150	BLR-45

4.0 Appendix A: Schedule of rejected sites (stage 2)

Table A.1

SHLAA reference	Site Name	Reason rejected
6	Nearfield House, Eastern Avenue, Lichfield	The site is outside of the settlement within the Green Belt. Planning permission granted for alternative use (redevelopment of site for 70 bed care home). Planning permission has been implemented with development under construction.
241	Shenstone Garden Centre, Birmingham Road, Shenstone	The site is located within the Green Belt and is not within a defined village settlement boundary (including village settlement boundaries proposed through the emerging LPA).
500	Shenstone Employment Area	The site is within allocated employment area. Employment area is proposed to be retained through the emerging Local Plan Allocations document. Therefore current and emerging planning policy would restrict land use to employment development.
765	Colton Mill Industrial Estate, Colton Road	The site is located within the open countryside and is not within a defined village settlement boundary (including village settlement boundaries proposed through the emerging LPA).
838	Fradley West, Gorse Lane, Fradley	The site is located within the open countryside and is not within a defined village settlement boundary (including village settlement boundaries proposed through the emerging LPA).

5.0 Appendix B: Schedule of rejected sites (stage 3)

Table B.1

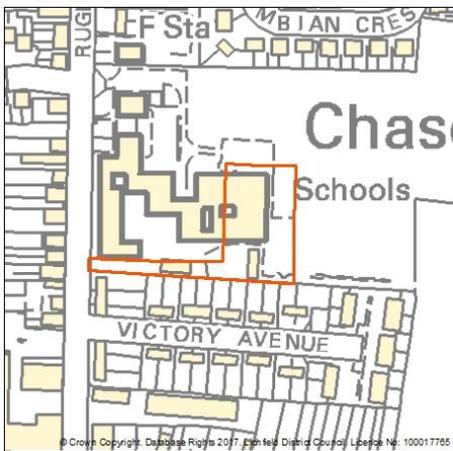
SHLAA reference	Site Name	Reason rejected
12	The Abattoir, Eastgate Street, Chase Terrace, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'.
59	29 Sandford Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'.
62	Queen Street Depot, Queen Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently used as part of operational mechanics and garage.
96	Fazeley Saw Mill, Lichfield Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'.
98	51-55 High Street, Chasetown, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'.
112	Lichfield Social Club, Purcell Avenue, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently operational community facility (Working Men's Club).
113	Duke of York Public House, Church Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently operational community facility (Public House).
116	Petrol Station, Lichfield Street, Fazeley	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently operational business.
119 (Part)	Mount Road Industrial Estate, Mount Road, Burntwood	Urban Capacity Assessment assesses part of the site as not being 'available'. Majority of site is currently operational industrial estate. <i>(NB-part of site has resolution to grant planning permission for 96 dwellings and is proposed to be allocated within the LPA document and is include on Part 1 of the BLR).</i>
120	Land at Armitage Shanks, Old Road, Armitage	Urban Capacity Assessment assess site as 'uncertain' due to concerns over sites availability. The UCA notes that the site could potentially deliver within the plan period. Site is considered to be suitable but concerns over availability lead to sites rejection at this stage. Opportunities to explore availability of site should be explored.
129	Land rear 19 Rugeley Road, Chasetown, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'.

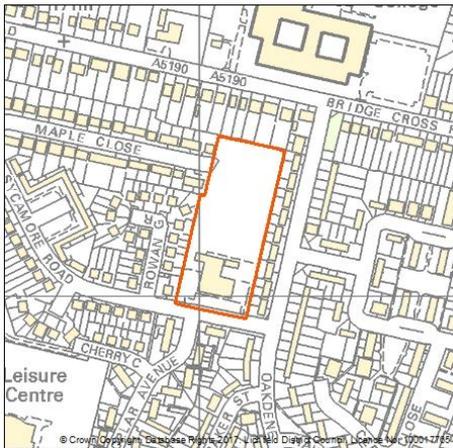
SHLAA reference	Site Name	Reason rejected
147	Swan Island Garage, Swan Island, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently operational garage.
149	Redcourt House, Greenhill, Lichfield District Council	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently used for retail units.
150	Redcourt Car Park, Green Hill, Lichfield	Urban Capacity Assessment assesses the site as not being 'uncertain' in terms of availability and deliverability. Site is currently a council owned/run multi-storey car park within the town centre. Current evidence suggests site is not available for development.
151	Spinney Lane Squash Club, Spinney Lane, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'.
403	Former HSBC Hire, Burton Road Streethay	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently used for operational business.
406	Borrow Pit, Rugeley Power Station	Site is allocated as part of Strategic Development Allocation within adopted LPS. Emerging LPA document and Rugeley Power Station SPD seek to retain site as open space.
413	Central Garage, Queen Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently used as operational mechanics and garage.
423	Royal Oak Public House, Main Street, Stonnall	Urban Capacity Assessment assesses the site as not being 'available'.
424	Guardian House, Birmingham Road, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site is currently in use office building.
462 (part)	Land at Tesco Store, Church Street, Lichfield	Urban Capacity Assessment assess site as 'uncertain' due to concerns over sites availability. The UCA notes that the site could potentially deliver within the plan period. Site is considered to be suitable but concerns over availability lead to sites rejection at this stage. Opportunities to explore availability of site should be explored.
507	Mount Road Industrial Estate (North), Prospect Road	Urban Capacity Assessment assesses part of the site as not being 'available'. Site is currently operational industrial estate.

SHLAA reference	Site Name	Reason rejected
739	King Edward VI School, Upper St John Street, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site required for continued use for education provision.
755	Bloomfield Crescent Garage Court, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'.
756	Bloomfield Crescent Garage Court (2), Lichfield	Urban Capacity Assessment assesses the site as not being 'available'.
764	Tolsons Industrial Estate, Mill Lane, Fazeley	Urban Capacity Assessment assesses part of the site as not being 'available'. Site is currently operational industrial estate.
766	Swan Road Car Park, Swan Road, Lichfield District Council	Urban Capacity Assessment assesses part of the site as not being 'available' and not deliverable for residential development due to adjacent uses.
767	Sandford Street Car Park, Sandford Street, Lichfield	Urban Capacity Assessment assesses the site as being 'uncertain' in terms of availability and deliverability. Site is currently a council owned/run car park within the town centre. Current evidence suggests site is not available for residential development at this time.
776	Former Rocklands School, Wissage Road, Lichfield	Urban Capacity Assessment assesses the site as not being 'available'. Site required for continued use for education provision.
821	Land rear 161-167 High Street, Chasetown, Burntwood	Urban Capacity Assessment assesses the site as not being 'available'.
835	Former GKN Sinter, Trent Valley Road, Lichfield	Site is within existing employment area, however emerging LPA proposes the removal of the site from the employment area. Urban Capacity Assessment assess site as 'uncertain' due to concerns over sites availability. The UCA notes that the site could potentially deliver a mixture of development within the plan period. Site is considered to be suitable but concerns over availability lead to sites rejection at this stage. Opportunities to explore availability of site should be explored.
841	Former Olaf Johnson site, Cannock Road, Burntwood	Site is within town centre boundary. Planning permission granted for retail development. Not considered to be available for residential development.

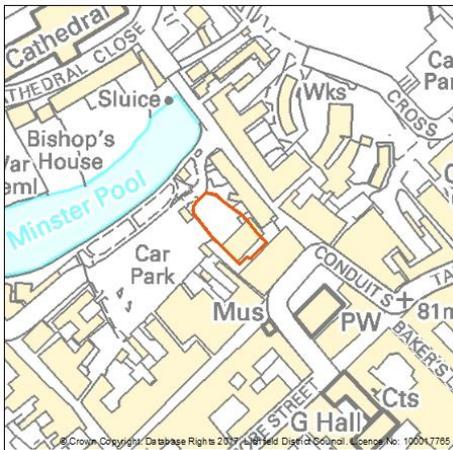
6.0 Appendix C: BLR site maps

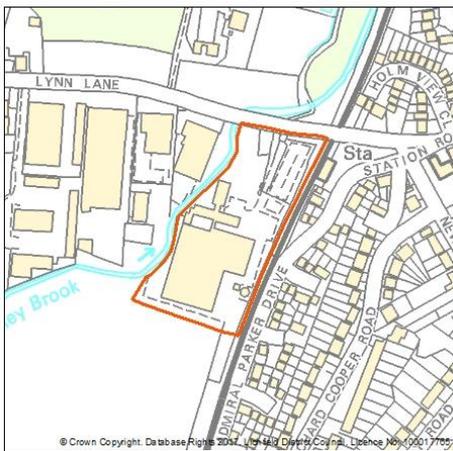
<p>Site Reference: LDC-BLR-1</p>	
<p>Map reference: BLR-01</p>	
<p>Site Name: Lichfield Highways Depot, Trent Valley Road, Lichfield</p>	
<p>SHLAA ID: 1</p>	

<p>Site Reference: LDC-BLR-2</p>	
<p>Map reference: BLR-02</p>	
<p>Site Name: Land rear Chase Terrace Primary School, Rugeley Road, Burntwood</p>	
<p>SHLAA ID: 4</p>	

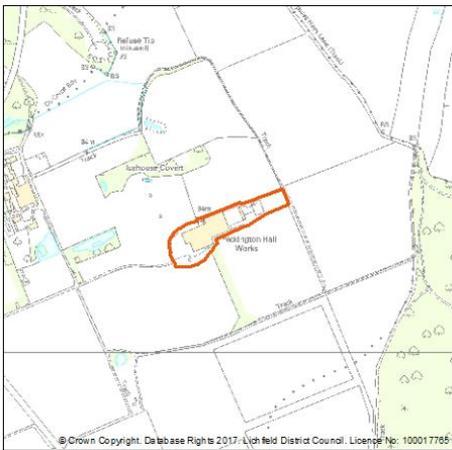
<p>Site Reference: LDC-BLR-3</p>	
<p>Map reference: BLR-03</p>	
<p>Site Name: Maple Close/Sycamore Road, Burntwood</p>	
<p>SHLAA ID: 7</p>	

<p>Site Reference: LDC-BLR-4</p>	 <p>A street map showing the Whittington Youth Centre site highlighted in orange. The site is located on Main Road, between Chapel Lane and Leechwood Lane. Other nearby features include a 'Tel:Ex' building and a '67m' distance marker.</p>
<p>Map reference: BLR-04</p>	
<p>Site Name: Whittington Youth Centre, Main Road, Whittington</p>	
<p>SHLAA ID: 8</p>	

<p>Site Reference: LDC-BLR-5</p>	 <p>A street map showing the Minster Hall Youth Centre site highlighted in orange. The site is located on Conduit Street, near the Minster Pool and Bishop's House. Other nearby features include a 'Car Park', 'Mus', and 'PW'.</p>
<p>Map reference: BLR-05</p>	
<p>Site Name: Minster Hall Youth Centre, Lichfield</p>	
<p>SHLAA ID: 9</p>	

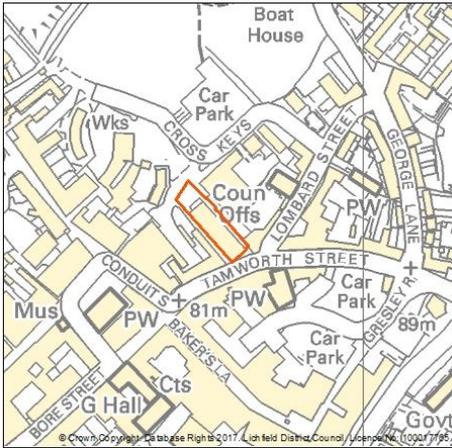
<p>Site Reference: LDC-BLR-6</p>	 <p>A street map showing the Shenstone Business Park and Birchbrook Industrial Estate site highlighted in orange. The site is located on Lynn Lane, near the 'Sta' (Station) and 'Brook'. Other nearby features include 'Admiral Parker Drive' and 'Cooper Road'.</p>
<p>Map reference: BLR-06</p>	
<p>Site Name: Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane, Shenstone</p>	
<p>SHLAA ID: 30</p>	

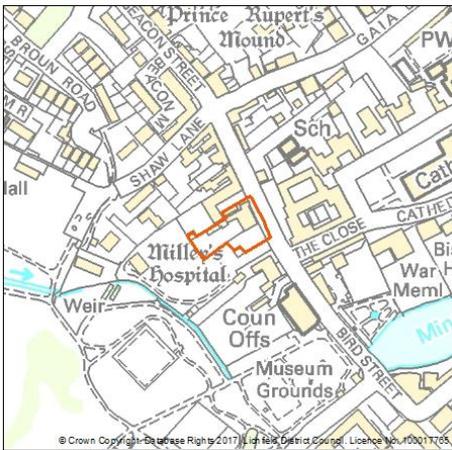
Site Reference: LDC-BLR-10	
Map reference: BLR-10	
Site Name: Former Park Road Printers, Park Road, Alrewas	
SHLAA ID: 46	

Site Reference: LDC-BLR-11	
Map reference: BLR-11	
Site Name: Packington Hall, Tamworth Road	
SHLAA ID: 51	

Site Reference: LDC-BLR-12	
Map reference: BLR-12	
Site Name: Auction centre and land at Quonians Lane, Lichfield	
SHLAA ID: 52	

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Site Reference: LDC-BLR-13	
Map reference: BLR-13	
Site Name: Former Regal Cinema, Tamworth Street, Lichfield	
SHLAA ID: 54	

Site Reference: LDC-BLR-14	
Map reference: BLR-14	
Site Name: Angel Croft Hotel, Beacon Street, Lichfield	
SHLAA ID: 60	

Site Reference: LDC-BLR-15	
Map reference: BLR-15	
Site Name: The Windmill, Grange Lane, Lichfield	
SHLAA ID: 61	

<p>Site Reference: LDC-BLR-16</p>	
<p>Map reference: BLR-16</p>	
<p>Site Name: Land rear The Greyhound, Upper St John Street, Lichfield</p>	
<p>SHLAA ID: 63</p>	

<p>Site Reference: LDC-BLR-17</p>	
<p>Map reference: BLR-17</p>	
<p>Site Name: Former Nursery, 41 Cherry Orchard, Lichfield</p>	
<p>SHLAA ID: 64</p>	

<p>Site Reference: LDC-BLR-18</p>	
<p>Map reference: BLR-18</p>	
<p>Site Name: Mount Road Industrial Estate (part), Mount Road, Burntwood</p>	
<p>SHLAA ID: 119 (part)</p>	

<p>Site Reference: LDC-BLR-19</p>	
<p>Map reference: BLR-19</p>	
<p>Site Name: 114 High Street, Chasetown, Burntwood</p>	
<p>SHLAA ID: 146</p>	

<p>Site Reference: LDC-BLR-20</p>	
<p>Map reference: BLR-20</p>	
<p>Site Name: The Greyhound, Boney Hay Road, Burntwood</p>	
<p>SHLAA ID: 152</p>	

<p>Site Reference: LDC-BLR-21</p>	
<p>Map reference: BLR-21</p>	
<p>Site Name: Former Acorn Garage, Queen Street, Chasetown, Burntwood</p>	
<p>SHLAA ID: 156</p>	

<p>Site Reference: LDC-BLR-23</p>	
<p>Map reference: BLR-22</p>	
<p>Site Name: Rugeley Canal Side, Rugeley Road, Rugeley</p>	
<p>SHLAA ID: 157</p>	

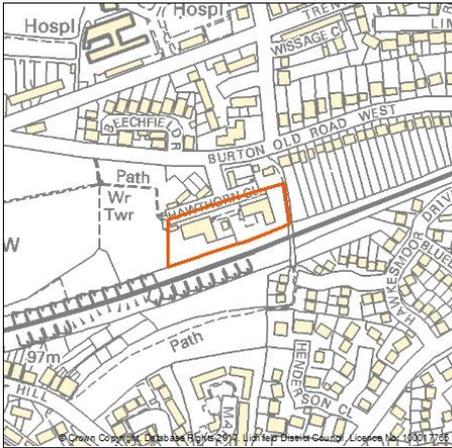
<p>Site Reference: LDC-BLR-23</p>	
<p>Map reference: BLR-23</p>	
<p>Site Name: Land adjacent 84 Cherry Orchard, Lichfield</p>	
<p>SHLAA ID: 164</p>	

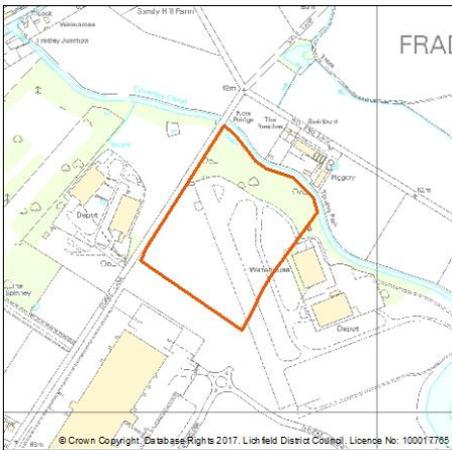
<p>Site Reference: LDC-BLR-24</p>	
<p>Map reference: BLR-24</p>	
<p>Site Name: 1-3 High Street, Chasetown, Burntwood</p>	
<p>SHLAA ID: 167</p>	

<p>Site Reference: LDC-BLR-25</p>	
<p>Map reference: BLR-25</p>	
<p>Site Name: Former Royal Oak, Uttoxeter Road, Hill Ridware</p>	
<p>SHLAA ID: 255</p>	

<p>Site Reference: LDC-BLR-26</p>	
<p>Map reference: BLR-26</p>	
<p>Site Name: Trent Valley Buffer Depot, Trent Valley Road, Lichfield</p>	
<p>SHLAA ID: 415</p>	

<p>Site Reference: LDC-BLR-27</p>	
<p>Map reference: BLR-27</p>	
<p>Site Name: Beaconsfield House, Sandford Street, Lichfield</p>	
<p>SHLAA ID: 418</p>	

Site Reference: LDC-BLR-28	 <p>A detailed street map showing the Hawthorn House site highlighted in orange. The site is located on Burton Old Road West, between Wilsage Close and Henley Son Close. Surrounding features include a hospital, a path, and residential buildings.</p>
Map reference: BLR-28	
Site Name: Hawthorn House, Burton Old Road, Lichfield	
SHLAA ID: 425	

Site Reference: LDC-BLR-29	 <p>A map showing the Fradley Strategic Development Allocation (SDA) site highlighted in orange. The site is located off Gorse Lane, near Fradley Park. The map includes labels for 'Sandy Hill Farm', 'Fradley', and 'Waterside'.</p>
Map reference: BLR-29	
Site Name: Fradley Strategic Development Allocation (SDA), land off Gorse Lane, Fradley Park	
SHLAA ID: 426	

Site Reference: LDC-BLR-30	 <p>A detailed street map showing the site near The Greyhound highlighted in orange. The site is located near Scotch Orchard Lane and Manley Road. Surrounding features include a school, a factory, and residential streets like Wilsage Close and Manley Road.</p>
Map reference: BLR-30	
Site Name: Land rear The Greyhound, Former Children's Home, Scotch Orchard, Lichfield	
SHLAA ID: 428	

<p>Site Reference: LDC-BLR-31</p>	
<p>Map reference: BLR-31</p>	
<p>Site Name: Cottage of Content, Queen Street, Chasetown, Burntwood</p>	
<p>SHLAA ID: 429</p>	

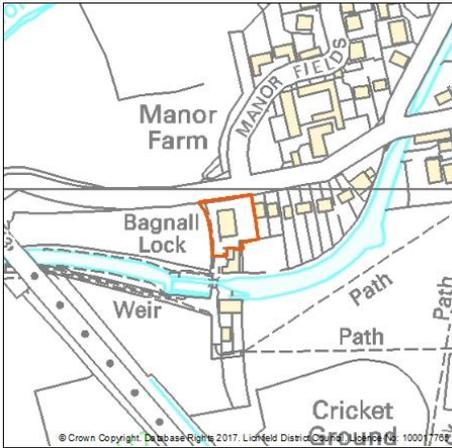
<p>Site Reference: LDC-BLR-32</p>	
<p>Map reference: BLR-32</p>	
<p>Site Name: Former Bridge Cross Garage, Bridge Cross Road, Burntwood</p>	
<p>SHLAA ID: 478</p>	

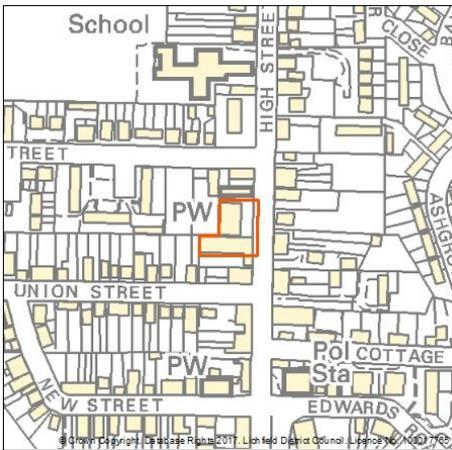
<p>Site Reference: LDC-BLR-33</p>	
<p>Map reference: BLR-33</p>	
<p>Site Name: East of Burntwood Bypass Strategic Development Allocation (SDA), Milestone Way, Burntwood</p>	
<p>SHLAA ID: 497</p>	

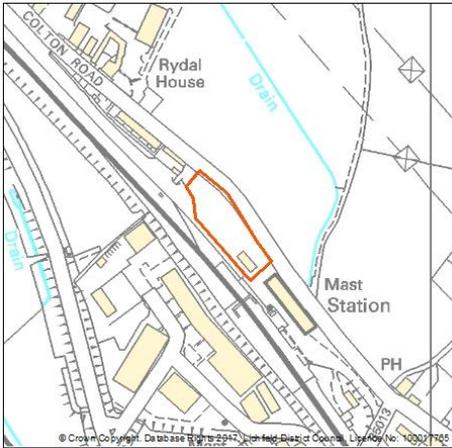
<p>Site Reference: LDC-BLR-34</p>	
<p>Map reference: BLR-34</p>	
<p>Site Name: Former 'What' Store, Cross Keys, Lichfield</p>	
<p>SHLAA ID: 836</p>	

<p>Site Reference: LDC-BLR-35</p>	
<p>Map reference: BLR-35</p>	
<p>Site Name: Fradley Strategic Development Allocation (SDA), Halifax Avenue, Fradley</p>	
<p>SHLAA ID: 840 & 1056</p>	

<p>Site Reference: LDC-BLR-36</p>	
<p>Map reference: BLR-36</p>	
<p>Site Name: Boney Hay Concrete, Chorley Road, Burntwood</p>	
<p>SHLAA ID: 926</p>	

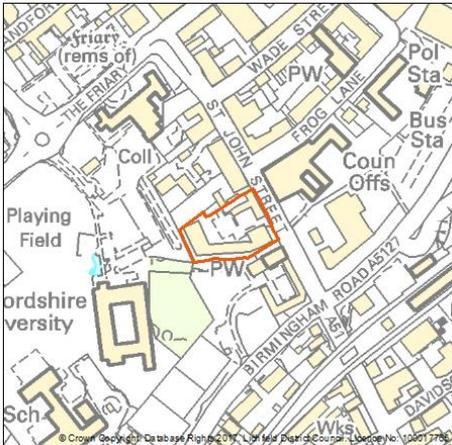
Site Reference: LDC-BLR-37	
Map reference: BLR-37	
Site Name: The New Lodge, Kings Bromley Road, Alrewas	
SHLAA ID: 974	

Site Reference: LDC-BLR-38	
Map reference: BLR-38	
Site Name: Tricorn House, 99-101 High Street, Chasetown, Burntwood	
SHLAA ID: 1005	

Site Reference: LDC-BLR-39	
Map reference: BLR-39	
Site Name: Station Works, Colton Road, Rugeley	
SHLAA ID: 1022	

Site Reference: LDC-BLR-40	
Map reference: BLR-40	
Site Name: Rugeley Power Station	
SHLAA ID: 1031	

Site Reference: LDC-BLR-41	
Map reference: BLR-41	
Site Name: Lombard Court, Lombard Street, Lichfield	
SHLAA ID: 1040	

Site Reference: LDC-BLR-42	
Map reference: BLR-42	
Site Name: Beatrice Court, St John Street, Lichfield	
SHLAA ID: 1070	

<p>Site Reference: LDC-BLR-43</p>	
<p>Map reference: BLR-43</p>	
<p>Site Name: Land at Greenhough Road, Lichfield</p>	
<p>SHLAA ID: 1102</p>	

<p>Site Reference: LDC-BLR-44</p>	
<p>Map reference: BLR-44</p>	
<p>Site Name: Levett Road, Lichfield</p>	
<p>SHLAA ID: 1109</p>	

<p>Site Reference: LDC-BLR-45</p>	
<p>Map reference: BLR-45</p>	
<p>Site Name: Land off Milestone Way, Burntwood</p>	
<p>SHLAA ID: 1122</p>	

OrganisationURI	OrganisationLabel	SiteReference	PreviouslyPartOf	SiteNameAddress	SitePlanURL	CoordinateReferenceSystem	GeoX	GeoY	Hectares	OwnershipStatus	Deliverable	PlanningStatus	PermissionType	Date of permission	PlanningHistory	ProposedForPart	MinNetDwellings	DevelopmentDescription	NonHousingDevelopment	NetDwellingsPart2	NetDwellingsRangeFrom	NetDwellingsRangeTo	HazardousSubstances	SiteInformation	Notes	FirstDate	LastUpdateDate	SHLAARef	Map reference				
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-1		Lichfield Highway Depot, Trent Valley Road, Lichfield	<to be inserted>	OSGB36	413223	309288	1.37	owned by public authority	yes	not permitted			https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=DD46T		Highways depot and waste/recycling centre and associated car parking.				52		57		Not proposed for allocation in LPA as no alternative site for current uses identified by land owner (SCC) therefore considered to be uncertain in terms of delivery. However would represent potential brownfield option.	2017-07-17			1 BLR-1				
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-2		Land rear of Chase Terrace Primary School, Rugeley Road, Burnwood	<to be inserted>	OSGB36	404724	309499	1.56	owned by public authority	yes	permitted	full planning permission	2017-06-27	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=VIEH000		Derelict land to rear of school, formerly 12 car park. Former primary school building, currently used as offices. Large grassed area to rear. Derelict buildings of former youth centre and tarmacked play ground				12		12		Proposed for allocation in LPA	2017-07-17			4 BLR-2				
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-3		Land at Maple Close, Burnwood	<to be inserted>	OSGB36	405031	309072	1.33	owned by public authority	yes	not permitted										29		35		Proposed for allocation in LPA	2017-07-17			7 BLR-3			
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-4		Whittington Youth Centre, Main Street, Whittington	<to be inserted>	OSGB36	416069	308312	0.32	owned by public authority	yes	not permitted											7		9		Proposed for allocation in LPA	2017-07-17			8 BLR-4		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-5		Minster Hall Youth Centre, Bird Street, Lichfield	<to be inserted>	OSGB36	411695	309615	0.15	owned by public authority	yes	not permitted											13		17		Proposed for allocation in LPA as considered to be uncertain in terms of delivery due to access. However would represent potential brownfield option.	2017-07-17			9 BLR-5		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-6		Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane, Shenstone	<to be inserted>	OSGB36	410545	304567	2.00	not owned by public authority	yes	not permitted							Made' Neighbourhood Plan requires 1000sqm of B1/B1a floor space to be provided as part of scheme for the site.			45		55		Allocated through 'made' Shenstone neighbourhood plan. Proposed for allocation in LPA. Adjacent part of site currently under construction for residential development.	2017-07-17			30 BLR-6			
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-7		Former Lichfield Tennis Club, St Johns Hospice, Birmingham Road, Lichfield	<to be inserted>	OSGB36	411646	309035	0.45	not owned by public authority	yes	not permitted										16		20		Site currently under construction. Proposed for allocation in LPA	2017-07-17			31 BLR-7			
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-8		Former Integra Works, Eastern Avenue, Lichfield	<to be inserted>	OSGB36	412163	311522	2.8	not owned by public authority	yes	permitted	full planning permission	2016-12-16	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=O7ACC		Derelict land, former site of large industrial unit. Redevelopment currently under construction				99		99									39 BLR-8	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-9		St Chads House, Cross Keys, Lichfield	<to be inserted>	OSGB36	411738	309715	0.15	not owned by public authority	yes	permitted	full planning permission	2014-10-15	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N8000		12 Three storey office building. Site of former printers workshop. Redevelopment currently under construction				12		12									44 BLR-9	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-10		Former Park Road Printers, Park Road, Alrewas	<to be inserted>	OSGB36	417427	315039	0.2	not owned by public authority	yes	permitted	full planning permission	2014-10-23	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N3820							6		6							46 BLR-10		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-11		Packington Hall, Tamworth Road	<to be inserted>	OSGB36	416338	306325	2.31	not owned by public authority	yes	permitted	full planning permission	2016-06-10	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N882M							24		24							51 BLR-11		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-12		Land at Quonians Lane, Cross Keys, Lichfield	<to be inserted>	OSGB36	411790	309678	0.81	not owned by public authority	yes	not permitted											42		52		Proposed for allocation in LPA	2017-07-17			52 BLR-12		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-13		Former Regal Cinema (Former Kwick Save), Tamworth Street, Lichfield	<to be inserted>	OSGB36	411861	309631	0.16	not owned by public authority	yes	permitted	full planning permission	2017-02-08	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=DD059A			Former cinema building most recently used as supermarket at ground floor.	Permitted development for apartments with 37sqm of A1 retail at ground floor level.			38		38								54 BLR-13	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-14		Anzer Croft Hotel, Beacon Street, Lichfield	<to be inserted>	OSGB36	411359	309703	0.27	not owned by public authority	yes	permitted	full planning permission	2014-04-28	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=O78BA							8		8								60 BLR-14	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-15		Former Windmill Public House, Grange Lane, Lichfield	<to be inserted>	OSGB36	410928	310407	0.31	not owned by public authority	yes	not permitted											11		13		Planning permission expired 16/07/17. Proposed for allocation in LPA	2017-07-17			61 BLR-15		
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-16		The Greyhound Public House, Usher St John Street, Lichfield	<to be inserted>	OSGB36	411960	308869	0.15	not owned by public authority	yes	permitted	full planning permission	2017-05-18	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=OGD160							8		8								63 BLR-16	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-17		41 Cherry Orchard, Lichfield	<to be inserted>	OSGB36	412355	309218	0.25	not owned by public authority	yes	permitted	full planning permission	2013-10-17	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=L1V73M							7		7								64 BLR-17	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-18		Land at Mount Road, Burnwood	<to be inserted>	OSGB36	405750	308604	2.77	not owned by public authority	yes	not permitted											96		96							119 (Part) BLR-18	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-19		114 High Street, Chasetown, Burnwood	<to be inserted>	OSGB36	404630	308455	0.33	not owned by public authority	yes	permitted	full planning permission	2016-08-19	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=O8							8		8								146 BLR-19	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-20		Former Greyhound Public House, Boney Hay Road, Burnwood	<to be inserted>	OSGB36	405750	309446	0.54	not owned by public authority	yes	permitted	full planning permission	2016-04-22	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=MLABH							27		27								152 BLR-20	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-21		82 Queen Street, Chasetown, Burnwood	<to be inserted>	OSGB36	404939	308330	0.24	not owned by public authority	yes	permitted	full planning permission	2016-12-20	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=NUGED							14		14								156 BLR-21	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-22		Rugeley Canal Side, Rugeley Road, Rugeley	<to be inserted>	OSGB36	405974	316710	1.8	not owned by public authority	yes	permitted	full planning permission	2015-12-21	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N0K20							54		54								157 BLR-22	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-23		Land adjacent to B4 Cherry Orchard, Lichfield	<to be inserted>	OSGB36	511914	308985	0.1	not owned by public authority	yes	not permitted											8		10							164 BLR-23	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-24		1-3 Hill Street, Chasetown, Burnwood	<to be inserted>	OSGB36	404489	308457	0.12	not owned by public authority	yes	permitted	full planning permission	2016-11-11	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=V173M							7		7								167 BLR-24	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-25		Former Royal Oak Public House, Ulltoeater Road, Hill Ridware	<to be inserted>	OSGB36	408143	317794	0.23	not owned by public authority	yes	permitted	full planning permission	2017-05-24	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=DDY848							9		9								255 BLR-25	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-26		Buffer Depot, Trent Valley Road, Lichfield	<to be inserted>	OSGB36	413486	310168	1.9	owned by public authority	yes	not permitted											45		75								415 BLR-26
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-27		Beaconsfield House, Sandford Street, Lichfield	<to be inserted>	OSGB36	411518	309431	0.05	not owned by public authority	yes	not permitted											24		30								418 BLR-27
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-28		Hawthorn House, Burton Old Road, Lichfield	<to be inserted>	OSGB36	412647	309542	0.6	owned by public authority	yes	permitted	full planning permission	2016-11-30	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N256N2							25		25								425 BLR-28	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-29		Land off Gorse Lane, Fradley Park	<to be inserted>	OSGB36	414615	313489	12	not owned by public authority	yes	not permitted											250		300							426 BLR-29	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-30		Former Home, Scotch Orchard, Lichfield	<to be inserted>	OSGB36	412896	310173	0.97	owned by public authority	yes	permitted	full planning permission	2017-04-24	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N256N							27		27								428 BLR-30	
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-31		Cottage of Content Public House, Queen Street, Chasetown, Burnwood	<to be inserted>	OSGB36	404901	308299	0.24	not owned by public authority	yes	not permitted											9		11								429 BLR-31
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-32		Former Bridor Cross Garage, Bridge Cross Road, Burnwood	<to be inserted>	OSGB36	404425	309340	0.34	not owned by public authority	yes	permitted	outline planning permission	2015-09-15	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=MX2Y8							8		8									478 BLR-32
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-33		Land East of Burnwood Bypass, Milestone Way, Burnwood	<to be inserted>	OSGB36	404044	308547	10.5	mixed ownership	yes	permitted	full planning permission	2014-07-21	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=N75140							351		351									497 BLR-33
http://opendatacommunities.org/id/district-councils/lichfield	Lichfield District Council	LDC-BLR-34		Former 'What' store, Cross Keys, Lichfield	<to be inserted>	OSGB36	411877	309555	0.3	not owned by public authority	yes	permitted	full planning permission	2016-06-06	https://planning.lichfield.gov.uk/online-applications/caseDetails.do?activeType=Application&keyVal=OP3Y5T							35		35									

our strategic plan at a glance

Read in full at www.lichfielddc.gov.uk/strategicplan

To be a strong, flexible council that delivers good value, quality services and helps to support a **vibrant and prosperous economy, healthy and safe communities** and **clean, green and welcoming places to live.**

How we create a vibrant and prosperous economy

How we create healthy and safe communities

How we create clean, green & welcoming places to live

What we will do

Between 2016 and 2020 we will place particular importance on:

- Promoting Lichfield District as a good place to invest through the roll out of the Local Plan.
- Ensuring our district is 'open for business' by welcoming and nurturing new enterprises to start up and succeed in our key business centres and rural areas.
- Delivering support, signposting and networking opportunities to existing businesses to help them thrive.
- Making it easy for businesses to interact with us.
- Understanding, monitoring and adapting to business needs and issues across the district.
- Encouraging increased visitors to our district, increased spend in the local economy and more overnight visitors.
- Delivering good quality and safe car parking in our key retail areas.

- Creating policies and events that promote healthy and active lifestyles for all, including young people – from cycle and safe walking routes, through to events, community activities and more.
- Providing support to help those with disabilities and older people stay healthy and active.
- Creating opportunities to increase the number of residents who are physically active, especially in hard to reach groups.
- Supporting and encouraging the development of clubs and other organisations to increase the quantity and quality of leisure and cultural opportunities across the district.
- Delivering a programme of disabled facilities grants to help people remain living safely at home
- Providing help and advice to prevent homelessness.

- Implementing our Local Plan which will ensure a controlled and balanced growth of the district.
- Developing supplementary planning guidance which will help to preserve our historic environment, support rural communities, and ensure the district continues to be an attractive place.
- Maintaining our parks and open spaces which encourage residents to enjoy the outdoors.
- Restoring the historic features of Stowe Pool and Fields.
- Our joint waste service continues to help our residents recycle a large percentage of their waste.
- Pursuing opportunities to transfer some open spaces to local organisations who can look after them for the enjoyment of all (e.g. playing fields).

By 2020 there will be:

- More local jobs and more people in employment.
- More new businesses locate in our district.
- More businesses succeed.
- More visitors and greater visitor spend in our district.
- A regenerated Lichfield City centre and an improved retail offer in Burntwood.

- More people will be active and healthy.
- More people will be involved in volunteering and community activity.
- Fewer people and families will be homeless.
- More people will feel safer and less worried about crime and anti-social behaviour.
- More people will be living independently at home.

- More affordable homes in the district.
- Our heritage and open spaces will be well maintained or enhanced.
- Our streets will be clean and well maintained.
- More people will use parks and open spaces.
- New homes, office, retail and manufacturing spaces will be built or developed in line with our Local Plan and planning guidance.

Our council By 2020:

- Our customers will be more satisfied.
- We will continue to be financially responsible.
- Our organisation will have clear corporate values and be committed to openness and transparency.
- More people will interact with us through our website and digital channels.
- We'll be more innovative in how we deliver services and make a difference locally.

This plan sets out the high level outcomes we want to achieve over the next four years. Every year we produce a one-year action plan that sets out the key activities we will deliver to drive forward the priorities set out in this plan in detail, and the measures and targets we use to check how we are doing. Read our actions plans at www.lichfielddc.gov.uk/actionplans



Lichfield
district council
www.lichfielddc.gov.uk