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15 September 2015

Dear Sir/Madam

**ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY)
COMMITTEE**

A meeting of the above mentioned Committee has been arranged to take place on **WEDNESDAY 23rd SEPTEMBER 2015 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



Strategic Director

To: Members of Economic Growth, Environment and Development (Overview and Scrutiny) Committee

Councillors Cox (Chairman), Mrs Baker (Vice Chairman), Mrs Barnett, Mrs Boyle, Drinkwater, Mrs Eagland, Mrs Evans, Mills, Mosson, Rayner, Miss Shephard, Smedley and Mrs Stanhope MBE.

AGENDA

1. Apologies for absence
2. Declarations of Interest
3. To approve as a correct record the Minutes of the meeting held on the 16th June 2015 (copy attached)
4. Work Programme and Forward Plan (copy attached)
5. Local Plan Update (copy attached)
6. Report on the Supplementary Planning Document Historic Environment (copy attached)
7. Report on the Supplementary Planning Document on Rural Development (copy attached)
8. Report on the Supplementary Planning Document Sustainable Design (copy attached)

Briefing Papers to be issued separately:

- HS2
- Development Control performance
- Friarsgate
- Economic Development Performance

*Briefing Papers were introduced after the Overview and Scrutiny Committee Co-ordinating Group requested that the length and volume of agendas be addressed. Briefing papers, which are intended to provide Members with information on relevant issues, are an alternative to placing items on the Agenda. If Members wish a paper to be discussed it can be included on the Work Programme and scheduled for a future meeting.



**ECONOMIC GROWTH, ENVIRONMENT & DEVELOPMENT
(OVERVIEW AND SCRUTINY) COMMITTEE
16th JUNE 2015**

PRESENT

Councillors Cox (Chairman), Mrs Barnett, Mrs Boyle, Drinkwater, Mrs Eagland, Mrs Evans, Mills, Mosson, Rayner, Miss Shephard and Mrs Stanhope MBE

Apologies for Absence were received from Councillors Mrs Baker-Thomas (Vice-Chairman) and Smedley.

(In accordance with Council Procedure Rule No.17 Councillors Mrs Fisher and Pritchard attended the meeting).

DECLARATIONS OF INTEREST:

There were no declarations of interest at this point of the meeting.

MINUTES

RESOLVED: That the Minutes of the Meeting held on 12th March 2015 as circulated were approved as a correct record and signed by the Chairman.

CABINET FORWARD PLAN

The Cabinet Forward Plan had been circulated and was considered in relation to the responsibilities of the Committee. It was noted that the Strategic (Overview & Scrutiny) Committee had set up a Task group to consider the Civic function at the Council.

RESOLVED: That the Cabinet Forward Plan as circulated be noted.

WORK PROGRAMME

The Work Programme had been circulated and considered. It was noted that the Chairman would soon be conducting triangulation meetings with Cabinet members to discuss what matters would be coming forward in the future which would help inform the work programme. It was reported that it was also planned, following the recent training session, for agendas to become less heavy with items, especially ones for noting which would now become briefing papers. It was agreed by the Committee that such update reports on the Local Plan and Review of the 2015 Lichfield Festivals and Events Programme.

Members asked for confirmation that the District Council had a policy for Affordable Housing following confusion at a recent Planning Committee and it was reported that there was and calculations for how much affordable housing a development should provide was calculated taking a number of factors into consideration including the value of the land. It was noted that the policy said that it was up to 40% of dwellings to be affordable.

RESOLVED: That the Work Programme be noted.

TERMS OF REFERENCE

Members were reminded of the Terms of Reference for the Strategic (Overview & Scrutiny) Committee. Members noted that Cabinet Portfolio responsibilities had changes and Councillor Mrs Fisher was the Cabinet Member for Tourism including Car Parking.

LICHFIELD DISTRICT COUNCIL & THE LICHFIELD BUSINESS IMPROVEMENT DISTRICT

The Committee received a report on the work carried out by the Lichfield Business Improvement District (BID) Steering Group to establish a BID in the City Centre, the financial impact of the proposed BID along with key milestones.

The concept of a BID was reported to the Committee and it was noted that it was a business led initiative in a defined centre in which the businesses vote to pay for an additional levy on top of their business rates which is used to deliver improvement projects for example marketing.

It was then reported that the current position of the Lichfield BID was that there was a steering group made up of business representatives including the Cabinet Member for Economy who had produced BID Business Plan for 2015-2020. It was then reported that the ballot to all rateable businesses on whether to become a BID area would commence on 31st July and would be run by the Electoral Reform Society and it was hoped for a 30% turnout to prevent any challenge.

The Committee then noted that if a 'Yes' result was returned all businesses within the BID area would be subject to the levy. It was also reported that the BID would then create a management board and become a Limited company.

The financial details of the BID were then discussed and it was reported that in total, it would generate £200k per year and £1million over the 5 year term of the BID. It was also reported that the amount of levy each business would pay would be a percentage of their rateable value with a cap of £3k. It was then reported that Cabinet would be asked to approve an upfront payment of 80% of the annual BID income which would then be recouped over the term of the BID and it was noted that this was commonplace and allowed for delivery of projects straight away.

It was noted that the District Council had been and would remain involved in the BID as it was a business rate payer and therefore would be subject to paying the levy but more importantly, because economic growth was a high priority for the Council.

Members asked why Burntwood had been mentioned in the Lichfield City BID and whether there would be an effect on trading in Burntwood. It was reported that there was nothing stopping Burntwood businesses starting a BID and the information of the Lichfield one had been sent to the Burntwood Business Crew for information. It was also noted that talks had begun with a rural area about setting up a BID. It was noted that the Council would give support to any area in the District that wished to create a BID

Some Members commented that they had seen BID's in action in other areas and how successful they had been and thanked Officers for their work to date on the project.

Members then asked whether the levy percentage could change and it was reported that it had been agreed by the BID steering group to keep it at 1.5% for the whole of the five year term however it could change if a further term was agreed. When asked it was also noted that if a business ceased trading, the responsibility for paying the levy would remain but be transferred to whoever was responsible for paying the business rates.

RESOLVED: (1) That the work of the Lichfield City BID Steering Group to develop a BID within the Lichfield City Centre be noted along with the content of the BID Business Plan;

(2) That the role of the Council will play in delivering the BID ballot and entering into a Memorandum of Understanding with the BID following a successful ballot be noted;

(3) That the role the Council will play in collecting the BID levy over a five year period be noted;

(4) That the financial impact of the BID on Lichfield District Council be noted;

(5) That support be given for an upfront payment of 80% of the annual BID levy income to the Lichfield BID Steering Group/successor organisation in September 2015; and

(6) That support be given for Lichfield District Council voting in favour of a Business Improvement District.

RURAL DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

The Committee received a report on the Rural Development Supplementary Planning Document (SPD) and noted that it was part of a suite of SPD's which supported the recently adopted Local Plan Strategy. It was noted that it had been prepared by a Member Task Group with the help of Officers and chaired by Councillor Mrs Eagland who thanked all that had been involved in its creation. It was then reported that a formal consultation was required to enable the SPD to be given due weight in the consideration of Planning applications.

When asked it was noted that the SPD would help Officers and the Planning Committee in determining applications of lone buildings where the applied for extension was disproportionately large than the dwelling.

Members welcomed the section of the SPD on 'Rural Exception Sites' and believed this would be invaluable. Members asked if there was provision to protect against loosing housing stock through the Right to Buy scheme and it was noted that it was a government policy and so the District Council could not influence it however it was reported that some of the Housing Associations had challenged the scheme as they were registered charities. It was also asked if the provision of small bungalows had been considered as the percentage of older residents in the district was on the increase with no suitable housing for them. It was reported that although not specifically bungalow type dwelling but specialist housing needs were encouraged to developers.

Drainage and flowback was discussed especially in the Alrewas and Fradley area and it was asked for the Cabinet Member to investigate claims that the septic tanks and the National Memorial Arboretum was being emptied into the Alrewas pumping station making the smell and other issues worse. It was reported that Seven Trent Water had been contacted to no resolution.

RESOLVED: That the draft SPD on Rural Development be published for public consultation.

FIT FOR THE FUTURE REVIEW – CAR PARKS MANAGEMENT

The Committee received a report informing them of a review of the Council's Car Parks Management arrangements under the Fit for the Future Programme. The Committee noted the Project Initiation Document (PID) which was attached to the report.

It was asked if the review incorporated working with the Lichfield City BID and it was reported that it did and the team had been actively engaging with them.

Members noted that the completion of the review was for 2016 and asked if the Friarsgate development could be a factor that affected the results of the review. It was noted that Officers were already discussing car parking matters with the Friarsgate Developers and so would not be an issue.

Members discussed car parking in Burntwood and it was felt there was not enough Council run car parks in the area. It was asked that charging at the Burntwood car parks be considered as part of the review with a mind of it remaining free to help retail footfall.

RESOLVED: That the Project Initiation Document including the scope of the review be noted and agreed as the basis for taking the review forward.

FIT FOR THE FUTURE REVIEW – ECONOMIC DEVELOPMENT SERVICE

The Committee received a report informing them of a review of the Council's arrangements for delivering economic development services under the Fit for the Future Programme. The Committee noted the draft Project Initiation Document (PID) which was attached to the report.

It was reported that it was proposed to ensure economic development was aligned with all services of the Council and be a whole Council priority. It was noted that the service was currently shared with Tamworth Borough Council.

Members asked if Officers were liaising with the LEP's and it was reported that it was part of the scope of the project to investigate whether delivery reflected at a local level and ensure the Council was getting something out of being in the LEP's.

RESOLVED: That the Project Initiation Document including the scope of the review be noted and agreed as the basis for taking the review forward.

UPDATE REPORT ON VARIOUS PARKING MATTERS

Members received a report providing updated information on the operation of the District Council operated car parks and on progress with the preparation of a parking strategy for Lichfield District. Members were also informed on the current position regarding on street enforcement in the District.

It was reported that there had been two developments since the last update to the Committee in January 2015 which were that a parking strategy was being developed and that on street enforcement had changed. It was reported that on street enforcement was entirely the responsibility of Staffordshire County Council and that the local County Councillor should be contacted with any concerns. Members felt that there were still problems with on street parking in the District and felt pressure should be put onto the County Members. It was noted that the County Council could be invited to a meeting of the Committee to discuss the matter.

Members discussed of parking matters and felt the size of parking bays were not big enough for modern larger vehicles. It was noted that newer built car parks including Friary Outer had taken this into account and tested to ensure the spaces were adequately sized and that older car parks could be re-lined if desired. It was also discussed that the policy for two parking spaces per dwelling in rural area were not enough impacting on the street scene. Members felt that charging disabled blue badge holders for parking could be investigated as it had previously been discussed at a Parking Board meeting and reported that overall, disabled drivers indicated that it would be acceptable to be charged as the current free parking was deemed unfair.

It was reported and noted that car park enforcement was now enforced by Stoke on Trent Council on behalf of the District Council and would be subject to 12 monthly reviews.

RESOLVED: That, on behalf of the Committee, Officers continue to monitor the off street parking operation in order to ensure best value and customer satisfaction.

END OF YEAR PERFORMANCE OVERVIEW 2014/15 FOR DEVELOPMENT SERVICES

The Committee received a report on the progress against the relevant activities and projects set out in the District Council's One Year Action Plan for 14/15. Targets for proposed activity and performance indicators for 2015/16 were also reported.

RESOLVED: That the report and comments made be noted.

TOWNSCAPE HERITAGE (TH) PROGRAMME FOR FAZELEY AND BONEHILL

Members received a report providing a detailed explanation relating to the refusal of the Round One Application for Fazeley and Bonehill Townscape Heritage (TH) programme to the heritage Lottery Fund (HLF). The report also gave information relating to subsequent actions in respect of Fazeley and Bonehill Conservation Area.

Members noted that it had been a highly competitive bidding environment with an over subscription to the TH programme. It was reported that the main reasons for the refusal given to the District Council centred around that the HLF did not feel that the level of funding requested was not deemed sufficient enough for this size of buildings of the proposed works to achieve a positive visual impact. These buildings included Tolson's Mill and Bonehill Mill complex.

It was then reported that HLF had concerns if the District Council were to request a higher grant as this would mean the Council finding a larger amount of match funding and the avenues available to do this were every narrow.

It was asked and reported that the HLF had recommended however that both Tolson's Mill and Bonehill Mill complex would better fit the criteria of a HLF Heritage Enterprise grant which focused on helping repair costs to single buildings and not whole areas.

Members were disappointed that the TH application had been unsuccessful along with the HLF conclusion that there was not a strong geographical link between Fazeley and Bonehill. Members did however welcome news that other grant avenues had been suggested by HLF as the Committee expressed their wish to see the area preserved for future generations.

Members asked if there was a way to ensure owners of listed buildings like Tolson's Mill were held to account of their responsibility to safeguard the building and it was agreed that this would be discussed with Conservation Officers.

Members wished to be kept informed of any progress.

- RESOLVED:** (1) That the report be noted;
- (2) That no further applications be made to the Heritage Lottery Fund for a Townscape Heritage in Fazeley and Bonehill Conservation Area;
- (3) That Officers approach the land owners at Tolson's Mill and Bonehill Mill complexes to bring to their attention the wider funding opportunities available to them through the Heritage Lottery Fund;
- (4) That Officers provide advice and guidance to those owners if applications to the Heritage Lottery Fund are taken forward; and
- (5) That Officers investigate further the potential for small historic grant schemes to secure the sustainability of listed buildings within Fazeley and Bonehill Conservation Area and that any future applications to those funding sources could be supported by the Historic Buildings Grant Fund.

(The Meeting closed at 8.27pm)

CHAIRMAN

SUBMISSION TO ECONOMIC GROWTH, ENVIRONMENT & DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

Date: 23rd September 2015

Agenda Item: 4

Contact Officer: Richard King

Telephone: 01543 308060

Local Ward Members: N/A

(If any Wards are particularly affected insert the name of the Ward Members and their Ward. Ensure that the Ward Members have been consulted.)

SUBMISSION BY CHAIR OF THE ECONOMIC GROWTH, ENVIRONMENT & DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

COMMITTEE WORK PROGRAMME FOR 2015/16

1. Purpose of Report

- 1.1 To consider the Committee's work programme for 2015/16 including the prioritisation and scheduling of items, and agreeing items to be added or removed from the programme. A draft work programme is attached at Appendix A for consideration.

2. Background, context and matters for consideration

- 2.1 A Local Government Association (LGA) Corporate Peer Challenge in September 2014 recommended the Council review the way that Overview and Scrutiny operates. It was suggested this include consideration of what topics Overview and Scrutiny Committees investigate and review - and how, why and when that is done - so they can make a timely, proportionate and effective contribution to key decisions and strategic policy development.
- 2.2 The Peer Challenge encouraged members to be involved in designing new approaches to scrutiny. An Overview & Scrutiny Co-ordinating Group was held on 8th July 2015 involving Overview & Scrutiny Committee Chairs, Vice-Chairs, Leader of the Principal Minority Group, and a number of newly elected members. At the meeting members agreed the principle of reducing the number of reports considered by each Overview and Scrutiny Committee as a way of enabling a more in-depth scrutiny of fewer specific items.
- 2.3 A suggested first step towards this is that only reports relating to significant matters requiring input from Overview & Scrutiny be routed through the relevant Committee prior to Cabinet consideration. Items that are simply 'for information' will be sent to members using other channels (such as a periodic Member Bulletin or Briefing Papers). The latter is something a recently established Member Task Group (comprising the four O&S Chairs and Councillor Mrs Woodward) will be asked to consider further.
- 2.4 The Overview & Scrutiny Co-ordinating Group also agreed the introduction of 'triangulation meetings'. These meetings provide an opportunity for Chairs, Vice-Chairs and relevant Cabinet Members to discuss forthcoming areas of work and consider if, how and when the involvement of Overview and Scrutiny is helpful.
- 2.5 The Cabinet/Council Forward Plan will continue to be presented to the Committee to inform its' consideration of the work programme, enabling members to identify opportunities for engagement prior to decisions being made. The current Plan is attached at **Appendix B**. In addition, members are reminded the formal call-in procedure (as set out in the Constitution) still applies, whereby a Key Decision can be 'called-in' within five

working days by the Chair (or Vice-Chair) of the relevant O&S Committee or 5 members of that Committee, the Leaders of the Principal Minority Group or ten non-Cabinet Members.

3. Recommendation

- 3.1 To review the work programme attached at **Appendix A** and agree prioritisation and scheduling of items, including items to be added or removed from the programme.

4. Financial Implications

- 4.1 There are no immediate financial implications arising directly from this report. However, Overview and Scrutiny reviews and recommendations may inform decisions and policy that result in financial savings or further investment by the Council.

5. Plan for Lichfield District 2012-16 implications

- 5.1 Members are encouraged to consider the Council's strategic priorities when determining their work programme. Overview and Scrutiny will be informed and engaged about the development of a new Strategic Plan for 2016-20.

6. Community Benefits

- 6.1 Focussing Overview and Scrutiny more on the strategic priorities, key decisions, fit for the future and policy development will help enable reviews and recommendations to challenge and inform decisions and policy that will benefit the communities of Lichfield.

7. Equality & Diversity Implications

- 7.1 No equalities and diversity implications are identified or envisaged as a direct result of this report. However, Overview and Scrutiny reviews and recommendations may inform decisions and policy that have implications.

8. Human Rights Issues

- 8.1 No human rights issues are identified or envisaged as a direct result of this report. However, Overview and Scrutiny reviews and recommendations may inform decisions and policy that have implications.

9. Crime and Safety Issues

- 9.1 No crime and safety issues are identified or envisaged as a direct result of this report. However, Overview and Scrutiny reviews and recommendations may inform decisions and policy that have implications.

10. Risk Management Issues

- 10.1 There is a risk that if no changes are made to how Overview and Scrutiny is carried out, opportunities are missed for more timely, proportionate and effective contributions to key decisions and debates, strategic developments, service improvements and policy formulation.

Background Documents:

Report to Strategic Overview & Scrutiny Committee: 'Peer Review Report' – 18th November 2014

Report to Strategic Overview & Scrutiny Committee: 'Responding to the LGA Corporate Peer Challenge' - 9th June 2015
Council Constitution

Report checked and approved: ----- Strategic/Corporate Director

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Policy Development							
Terms of Reference						Christine Lewis	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
<p>Local Plan – Strategy, Land Allocations and Monitoring.</p> <p>Associated Neighbourhood Plans and Community Infrastructure Levy</p>	✓	✓	✓	<p>To receive reports on the preparation and implementation of the Lichfield District Local Plan, associated Neighbourhood Plans and infrastructure delivery mechanisms</p> <p>The Lichfield District Local Plan when finalised and adopted will establish spatial policy for Lichfield District. An overarching Strategy has been adopted. A detailed land allocations document with development management policies is now scheduled to be prepared.</p> <p>To receive reports on progress with Neighbourhood Plans which are being prepared by designated neighbourhood areas.</p> <p>In agreeing a Development Strategy for Lichfield District it is important to identify related infrastructure requirements and the means by which these will be delivered including using developer contributions obtained under the Community Infrastructure Levy.</p>	<p>Prepare a Local Plan including principles of sustainable development and the protection of key built and natural environmental assets</p> <p>Deliver increased levels of affordable housing to meet varied requirements across the District</p>	Craig Jordan	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Sustainable Design – Supplementary Planning Document	✓			<p>To receive reports on the preparation of a Supplementary Planning Document related to sustainable design.</p> <p>The SPD would provide detailed guidance on what the District Council as Local Planning Authority seeks by way of sustainable development standards and links to policy contained in the adopted Lichfield District Local Plan Strategy.</p>	Prepare a Local Plan including principles of sustainable development and the protection of key built and natural environmental assets	Maxine Turley	Cllr David Smedley
Biodiversity & Development – Supplementary Planning Document		✓		<p>To receive reports on the preparation of a Supplementary Planning Document related to Biodiversity and Development.</p> <p>The SPD would provide detailed guidance on what the District Council as Local Planning Authority seeks in terms of protecting, enhancing and creating nature conservation habitats linked to development proposals.</p>	<p>Prepare a Local Plan including principles of sustainable development and the protection of key built and natural environmental assets</p> <p>Deliver new/enhanced areas of nature conservation value.</p> <p>Promote the protection of valuable areas of open space and nature conservation in new schemes in line with the District’s Biodiversity Action Plan</p>	Justine Lloyd	Cllr Eric Drinkwater

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Trees and Development – Supplementary Planning Document		✓		<p>To receive reports on the preparation of a Supplementary Planning Document related to Trees and Woodland.</p> <p>The SPD would provide detailed guidance on how Trees and woodland should be considered as part of any future development proposals in the District.</p>	Prepare a Local Plan including principles of sustainable development and the protection of key built and natural environmental assets	Portia Howe	Cllr Eric Drinkwater
Rural Development – Supplementary Planning Document	✓			<p>To receive reports on the preparation of a Supplementary Planning Document related to Rural Development.</p> <p>The SPD would provide detailed guidance on how development proposals in rural areas of Lichfield District would be considered.</p>	<p>Prepare a Local Plan including principles of sustainable development and the protection of key built and natural environmental assets</p> <p>Advise and guide neighbourhood areas in bringing forward Parish and Neighbourhood Plans</p> <p>Analyse the outputs/outcomes of the rural masterplanning work, rural sustainability studies and Parish/Neighbourhood Plans carried out to inform the Local Plan</p> <p>Prepare delivery plans linked to the Lichfield and Tamworth Economic Strategy, promoting rural economic growth</p>	Heidi Hollins	Cllr Mrs Janet Eagland

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Historic Environment – Supplementary Planning Document	✓			<p>To receive reports on the preparation of a Supplementary Planning Document related to the Historic Environment.</p> <p>The SPD would provide detailed guidance on how proposals relating to the Historic Environment would be considered in Lichfield District.</p>	Prepare a Local Development Framework Core Strategy (Local Plan) including principles of sustainable development and the protection of key built and natural environmental assets	Debbie Boffin	Cllr Mrs Margaret Stanhope
Developer Contributions – Supplementary Planning Document		✓		<p>To receive reports on the preparation of a Supplementary Planning Document on Developer Contributions</p> <p>The SPD would provide detailed guidance on how developer contributions would contribute towards delivering key local infrastructure also also explain the relationship between CIL and S106.</p>		Craig Jordan	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
High Speed 2 – Phases 1 and 2	*			<p>To receive information in respect of the proposals for a High Speed rail line which as a first phase would run between the West Midlands and London with a second phase providing links to Manchester and Leeds</p> <p>The Government has confirmed its support for a High Speed rail network with the initial focus being on developing a high-speed link between London and the West Midlands known as HS2. A Hybrid Bill was deposited in Parliament in November 2013 seeking the necessary approvals and is currently going through the House of Commons Select Committee stage. Proposals and consultation in respect of Phase 2 will be published in due course.</p>	<p>Whilst maintaining a fundamental objection to HS2, the District Council via the Local Plan for Lichfield recognises the need to identify local transport priorities. If HS2 gains the necessary parliamentary approvals the District Council working with partners will need to consider how best to maximise any benefits and these will be dependent upon improved transport connectivity</p>	Craig Jordan	
Conservation Area Appraisals and Management Plans			✓	<p>To receive reports relating to the preparation of Conservation Area Appraisals and CA Management Plans</p> <p>The Authority is under a duty to review its Conservation Areas to ensure they appropriately reflect their intended status.</p>	<p>Conservation areas that are properly managed and that are recognised and realised, in terms of their potential, provide better places to live, can help to improve quality of life and contribute to a thriving economy.</p>	Claire Hines	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Performance monitoring		✓		To consider the performance of the Directorate against the 14/15 Action Plan (June meeting) and the 15/16 Action Plan top 10 for Development (January meeting)	N/A	Richard King	TBA
Friarsgate Scheme	*		✓	To receive updates on progress of the project	Work with developers to move forward the Friarsgate Shopping Centre Scheme	Helen Cook	
Lichfield City Centre Business Improvement District			✓	To receive reports and briefing papers on the progress of BID proposals relating to Lichfield City Centre.		Elizabeth Thatcher	
Lichfield District Economic Development Performance	*			To receive update reports/briefing papers on the economic performance of Lichfield District in 2015/16.		Craig Jordan/James Roberts	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Review of The Lichfield District's 2015 Festivals and Events Programme and Preview of 2016 Programme			✓	To outline to the Committee the extent and success of the Lichfield District 2015 Festivals and Events Programme and to outline the proposed 2016 programme.	s that we will help 'boost business' and the local economy by supporting and delivering an extensive programme of events and festivals that builds upon the district's cultural reputation, the enthusiasm of local organisations and people and realise the potential of our historic assets and iconic locations.	Lizzie Thatcher	
Economic Development Service Review			✓	To receive reports on a review of the Council's Economic Development Service		Richard King/Craig Jordan	
Car Parks Management Review			✓	To receive reports on a review of the Council's car parks management arrangements		Richard King/Craig Jordan	
Car Park Management		✓		To receive reports and briefing papers on the operation of the Council's Car Parks and Car Parking Strategy. To receive reports and briefing papers on on-street Car Parking Enforcement following the transfer of responsibilities to Staffordshire County Council		John Roobottom	

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2015-16

Item	23 Sept	27 Jan	16 Mar	Details/Reasons	Link to 2015/16 One Year Action Plan	Officer	Member Lead
Development Control Performance	*		*	To brief the Committee on Development Control performance		Claire Billings/Se an Coghlan	

LICHFIELD DISTRICT COUNCIL

FORWARD PLAN

Published: 07.09.2015

Effective for the Period 01.10.2015 – 31.01.2016

Representations in respect of all the matters shown should be sent in writing to the contact officer indicated at Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffs. WS13 6YU no later than one week before the decision is due to be made. Copies of documents can also be obtained by contacting the relevant Officer. Facsimile: 01543 309899; Telephone: 01543 308000

- Key decisions are:
1. A decision made in connection with setting the Council Tax
 2. Expenditure or savings if they exceed £50,000
 3. A decision which significantly affects the community in two or more wards

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ^{(1) (*)}	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
District Board Notes	No	To note the notes of the District Board Meeting which took place in June	Cabinet 08/09/2015	None	Notes of the meeting	OFFICER: Mrs H Titterton (01543) 308700 CABINET MEMBER: Councillor D Pullen 07877 105542

* DENOTES KEY DECISION

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ⁽¹⁾ ^(*)	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
*Money Matters 2014/15: Review of Financial Performance against the Financial Strategy	No		Cabinet 08/09/2015 Council 29/09/2015	Strategic (O&S) Committee 09/09/2015		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Money Matters 2015/16: Review of Financial Performance against the Financial Strategy – April to June 2015	No		Cabinet 08/09/2015 Council 29/09/2015	Strategic (O&S) Committee 09/09/2015		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
Cannock Chase Special Area of Conservation (CCSAC) Memorandum of Understanding	No	Agree to LDC signing the MoU with the Strategic Director of Development, Democratic and Legal and the Cabinet Member for Economic Growth and Development as signatories; delegate	Cabinet 08/09/2015	Consultation has taken place within the local authorities of the Cannock Chase Partnership, Natural England, Forestry Commission and Cannock Chase AONB Partnership.	Local Plan Strategy. Habitat Regulations Assessment Addendum to the Local Plan 2014. Guidance to mitigate the impact of new residential development upon the Cannock Chase	OFFICERS: Mrs H Hollins (01543) 308234 Ms A Richards (01543) 308152 CABINET MEMBER: Councillor I Pritchard (01543) 472732

* DENOTES KEY DECISION

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ^{(1) (*)}	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
		to the Cabinet Member for Economic Growth and Development authorisation to represent the Council on the CCSAC Programme Board which will agree the spend of monies collected by the CCSAC Partnership to mitigate for the impacts on Cannock Chase SAC arising from development.			SAC March 2014.	
*Statement of Accounts 2014/15	No		Council 29/09/2015	Strategic (O&S) Committee on 09/09/2015		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120

* DENOTES KEY DECISION

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Approval of updated Social Media and Press Protocols	No	Approval	Council 29/09/2015			OFFICER: Ms E. Thatcher (01543) 308781 CABINET MEMBER: Councillor H Fisher (01543) 305070
*Housing services review	No	To consider a final report on the review of Housing Services	Cabinet 06/10/2015	Report to be considered by CHH (O&S) 07/09/15	Report to CHH O&S	OFFICER: Mr C Gibbins (01543) 308702 CABINET MEMBER: Councillor D Pullen 078105542
*Safeguarding Policy	No	Approval of updated Policy	Cabinet 06/10/2015	Report to be considered by CHH (O&S) 07/09/2015	Report to CHH O&S	OFFICER: Mr C Gibbins (01543) 308702 CABINET MEMBER: Councillor D Pullen 07817 105542

* DENOTES KEY DECISION

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*A new arrangement for the sharing of a Financial Information System	No	To approve a new arrangement for the sharing of a Financial Information System	Cabinet 06/10/2015	No consultation is planned because this would be an extension to an existing successful partnership with another Local Authority.	Draft Service Level Agreement	OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Approval of CIL charging schedule for submission for examination	No	Approval for submission to examination	Cabinet 06/10/2015			OFFICER: Mr C Jordan (01543) 308202 CABINET MEMBER: Councillor I Pritchard (01543) 472732
*Adoption of Council Policy to ensure delivery of Affordable Homes	No	Endorse proposed policy on affordable housing delivery for adoption by Full Council.	Cabinet 06/10/2015	Consultation has already been undertaken through the examination in public of the (adopted) Local Plan Strategy and the need to adopt Council Policy will be considered by Overview and Scrutiny (Economic Growth, Environment and	As listed in the background documents to the O&S report of 23 September 2015	OFFICER: Mr C Jordan (01543) 308202 CABINET MEMBER: Councillor I Pritchard (01543) 472732

* DENOTES KEY DECISION

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ⁽¹⁾ ^(*)	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
				Development) on 23 September 2015.		
*Combined Authorities: Options for Lichfield District Council.	No	Whether Lichfield District Council, as a member of the GBSLEP wishes in principle to be part of a West Midlands Combined Authority	Cabinet 06/10/2015 Council 13/10/2015	Strategic Overview and Scrutiny (9 September 2015)	To be drafted	OFFICER: Ms D Tilley (01543) 308001 CABINET MEMBER: Councillor M J Wilcox (01283) 791761
*The current contract for monitoring CCTV to be extended after October to enable the requirements of the Friarsgate Scheme to be taken into account within the next procurement process.	No	To continue to contribute to the cost of the contract for monitoring CCTV	Cabinet 06/10/2015			OFFICER: Ms J Coleman (01543) 308005 CABINET MEMBER: Councillor D Pullen (07877) 105542

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*Lichfield District Council & the Lichfield BID	No	Approval	Cabinet 06/10/2015			OFFICER: Ms E. Thatcher (01543) 308781 CABINET MEMBER: Councillor I. Pritchard (01543) 472732
Annual Report on Exceptions and Exemptions Financial Regulations 2014/15	No		Audit Committee 07/10/2015			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
Risk Management Updated	No		Audit Committee 07/10/2015			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120

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*Leisure Fees & Charges	Yes	To approve fees & charges for core leisure activities for 2016	Cabinet Member for Leisure & Parks	With customers, staff and Leisure & Parks (Overview & Scrutiny) Committee	Report to Cabinet Member	OFFICER: Mr N Turner (01543) 308761 CABINET MEMBER: Councillor A Smith (01543) 410685
Mid Year Performance Report – one year action plan 2015/16	No	To note the report	Cabinet 03/11/2015	Consultation with all O&S Committees during November/January round of meetings	Mid Year Progress Report	OFFICER: Mrs H Titterton (01543) 308700 CABINET MEMBER: Councillor D Pullen (078177 105542)
District Board Notes	No	To note the notes of the District Board Meeting which took place in November	Cabinet 01/12/2015	None	Notes of the meeting	OFFICER: Mrs H Titterton (01543) 308700 CABINET MEMBER: Councillor D Pullen 07817 105542

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*Money Matters 2015/16: Review of Financial Performance against the Financial Strategy – April to September 2015	No		Cabinet 01/12/2015	Strategic (O&S) Committee 17/11/2015		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Money Matters: Calculation of Business Rates: Non Domestic Rates 2016/17, together with Collection Fund Surplus (Deficit) for 2015/16	No	To report the calculation of Business Rates – NDR1 2016/17 and Council Tax Base 2016/17, together with Collection Fund Surplus (Deficit) for 2015/16	Cabinet 12/01/2016			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Strategic Plan 2016-2020	No	To approve the Strategic Plan	Cabinet 09/02/2016 Council 23/02/2016	Consultation with Strategic O&S in November 2015 and January 2016	Final draft Strategic Plan	OFFICER: Mrs H Titterton (01543) 308700 CABINET MEMBER: Councillor D Pullen 07817 105542

* DENOTES KEY DECISION

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ^{(1) (*)}	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
*Money Matters Reports: Review of Financial Performance against the Financial Strategy – April to November 2015	No		Cabinet 09/02/2016	Strategic (O&S) Committee 02/02/2016		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Medium Term Strategy (Revenue and Capital 2016-19 (MTFS) (R&C) 2016-19	No		Cabinet 09/02/2016	Strategic (O&S) Committee 02/02/2016		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
Risk Management Update	No		Audit Committee 26/01/2016			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120

* DENOTES KEY DECISION

MATTER FOR CABINET DECISION (PLEASE MARK KEY DECISIONS WITH AN ASTERIX) ^{(1) (*)}	CONFIDENTIAL YES/NO ⁽⁸⁾	DECISION EXPECTED TO UNDERTAKE ⁽²⁾	DECISION TO BE TAKEN BY AND DATE ⁽³⁾⁽⁶⁾	CONSULTATION ⁽⁴⁾ INCLUDING CONSULTATION WITH OVERVIEW & SCRUTINY (If no consultation has been undertaken please briefly explain why)	DOCUMENTS AVAILABLE ⁽⁵⁾	CONTACT OFFICER/CABINET MEMBER ⁽⁷⁾
*Money Matters Reports: Medium Term Financial Strategy (Revenue and Capital) 2016-19 (MTFS) R&C) 2016-19	No		Council 23/02/2016			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Council Tax Resolution	No		Council 23/02/2016			OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120
*Non Domestic Rates – Discretionary rate relief	No	To approve changes to the existing policy	Cabinet 05/04/2015 Council 19/04/2015	This relief is at the discretion of Cabinet/Council and all Members will consider at its meetings.		OFFICER: Mrs J Kitchen (01543) 308770 CABINET MEMBER: Councillor C Spruce (01543) 258120

* DENOTES KEY DECISION

1. The matter in respect of which the decision is to be made
 2. What decision the Council will be asked to make
 3. A date on which, or period within which, the decision will be made
 4. What groups of people and/or organisations will be consulted before the decision is made and how the consultation will be carried out.
 5. What background documents will be available to the person or Committee making the decision
 6. Who will make the decision, i.e. the Cabinet, Council a Cabinet Member alone, an Officer under Delegated Powers
 7. The Officer or Member who should be contacted regarding the matter under consideration.
 8. Indicate whether the report will be confidential.
- * Denotes Key Decision

MEMBERS OF THE CABINET

Leader of Cabinet

Deputy Leader of Cabinet and

Cabinet Member for Economic Growth, Development and Environment

Cabinet Member for Leisure and Parks

Cabinet Member for Housing & Health

Cabinet Member for Waste Management

Cabinet Member for Finance and Democracy

Cabinet Member for Tourism and Communications

Cabinet Member for Community

Councillor M. J. Wilcox

Councillor I. M. P. Pritchard

Councillor A. F. Smith

Councillor C. Greatorex

Councillor I. M. Eadie

Councillor C. J. Spruce

Councillor Mrs H. E. Fisher

Councillor D. R. Pullen

MEMBERS OF THE COUNCIL

Allsopp, Mrs J A

Awty, R J

Bacon, Mrs N.

Baker, Mrs D F

Bamborough, R. A. J.

Banevicius, Mrs S W

Barnett, Mrs S A

Bland, Mrs M P

Boyle, Mrs M G

Constable, Mrs B L

Constable, D H J

Cox, R E

Drinkwater, E N

Eadie, I M

Eagland, Mrs J M

Evans, Mrs C D

Fisher, Miss B

Fisher, Mrs H E

Greatorex, C

Hassall, Miss E A

Humphreys, K P

Leytham, D J

Marshall, T

Matthews, T R

Mills, J

Mosson, R C

O'Hagan, J P

Powell, J J R

Pritchard, I M P

Pullen, D.R.

Pullen, Mrs N I

Rayner, B L

Salter, D F

Shepherd, Miss O J

Smedley, D

Smith, A F

Spruce, C. J.

Stanhope MBE, Mrs M

Strachan, R W

Tittley, M C

Tranter, Mrs H

Warfield, M A

White, A. G.

Wilcox, M J

Woodward, Mrs S E

Yeates, A

Yeates, B W

*** DENOTES KEY DECISION**

SUBMISSION TO ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

Date: 23 September 2015

Agenda Item: 5

Contact Officer: Craig Jordan

Telephone: 01543 308202

SUBMISSION BY CABINET MEMBER FOR ECONOMY

Local Plan update and key issues

1. Purpose of Report

- 1.1 The purpose of this report is to update Members on progress with the Lichfield District Local Plan, the preparation of Neighbourhood Plans and ongoing work to develop a Community Infrastructure Levy charging schedule and furthermore seek endorsement of the proposed adoption of Council Policy to boost local affordable housing delivery in the absence of any national guidance. It also seeks the approval of Committee in publishing an updated Infrastructure Delivery Plan.

2. Summary of Policy Development

Local Plan Strategy: Context

- 2.1 The Local Plan Strategy was adopted by resolution of Full Council on 17th February 2015.
- 2.2 As Members will already be aware, a legal challenge to the Local Plan Strategy by IM Properties was unsuccessful. The Claimants are seeking permission to appeal but no further information was available at the time of writing this report: a verbal update will be provided at Committee.

Local Plan Strategy: Affordable Housing

- 2.3 Policy H2 of the Local Plan Strategy (LPS) requires affordable housing to be delivered on developments of 15 or more dwellings or sites of 0.5 hectares or more in size in relation to Lichfield City and Burntwood. Outside of these areas, lower thresholds were originally set when the Plan was submitted with affordable housing required on sites of 5 or more dwellings or sites of 0.2 hectares or more. However, at a very late stage in the Examination process (28th November 2014), the Government announced that it did not want to see smaller residential sites contribute towards meeting affordable housing requirements. It duly updated its online Planning Practice Guidance stating that affordable housing will be required on developments in line with nationally set thresholds. This updated guidance set national thresholds for rural areas for developments of more than 10 dwellings, thus instantly rendering our submitted policy out of date in terms of the lower threshold for our smaller communities. Policy H2 was thus subject to the Local Plan Inspectors Main Modification 25 (**MM25**) which altered the policy wording to bring it in line with national planning guidance and hence ensured our plan remained up to date.
- 2.4 The Government's position has been challenged through the courts and recently it was found to be unlawful. Following the High Court ruling (*R on the Application of West Berkshire District Council v Department for Communities and Local Government [2015] EWHC 2222(Admin)*) the changes to the PPG in relation to affordable housing thresholds

have now been withdrawn by the Government^[1]. As such the Modified Policy H2 of the adopted Local Plan now links to the national thresholds which have been withdrawn, leading to a significant policy gap. It is important the Lichfield District Council considers how to address this gap, given that a key priority of the adopted Local Plan and the National Planning Policy Framework is to deliver affordable housing to meet locally identified needs.

- 2.5 As already stated, the original policy H2 of the submitted Local Plan set out a lower threshold for affordable housing in the rural areas. Policy H2 previously stated; *“Outside these two main urban areas, affordable housing will be required on housing developments for 5 or more dwellings or sites of 0.2ha or more in size”*
- 2.6 This policy is based on evidence within the Affordable Housing Viability Assessment which concluded that a reduced threshold in the rural areas would not unduly affect viability. Paragraph 8.20 of the Local Plan Strategy (LPS) notes that there is a high need for affordable housing within rural communities but that there are reduced opportunities for residential development outside the urban areas of Lichfield and Burntwood. As such the rural areas are reliant on smaller sites and infill development. NPPF paragraph 47 (first bullet point) states that local planning authorities should *“use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing”*. The evidence supporting the Local Plan is clear that there is a significant need for affordable housing within the rural areas of the District and that the application of a lower threshold than is set out for the urban areas would not unduly impact on schemes viability and ensure the delivery of affordable homes in the rural areas of the District.
- 2.7 This policy was considered by the Local Plan Inspector and indeed no objections were raised to the lower threshold for rural areas within his Initial Findings report (September 2013) and he notes at paragraph 234 of his final report (January 2015) that the thresholds within the plan are amended to reflect the change in government policy (which following the court ruling) has now been withdrawn.
- 2.8 The reason that the Inspector was happy with policy H2, both as originally worded, and as modified was because the wording gave sufficient flexibility for each proposed scheme to be considered on a case by case basis with the policy threshold being the starting point. In both the submitted and modified (adopted) plans the policy states *‘A flexible approach on thresholds, proportions, tenure, size and type will be taken on a scheme by scheme basis to reflect housing needs in the locality and to ensure scheme viability, subject to an open book approach by developers’*.
- 2.9 However, Policy H2 was worded specifically to reflect national thresholds even if these changed. What could not have been anticipated was that these thresholds would have disappeared entirely (as a result of the aforementioned legal challenge), leaving a policy vacuum with no ‘hook’ by which to secure affordable housing outside of the District’s two main settlements. This sits completely at odds with one of the fundamental aims of the Local Plan strategy as set out in strategic Priority 6 (meeting Housing Needs) as well as Strategic Priority 1 (Sustainable Communities) and Strategic Priority 2: Rural Communities.
- 2.10 The Examination in Public of the Local Plan Strategy is closed, and the Plan has been adopted therefore there is no scope for further amendment to the Plan without going through a formal process of review. However, in order to plug a significant policy gap it is proposed that Lichfield District Council adopts the thresholds contained within the submitted Local Plan Strategy (ie pre modification and as set out in paragraph 2.5 of this report) as Council Policy. It is considered that the application of a lower threshold for

[1] The Department for Communities and Local Government have confirmed their intention to appeal the high court ruling.

affordable housing in the rural areas is consistent with the LPS and NPPF's objective of boosting the supply of affordable homes and is based on recent evidence which has been the subject of independent examination. It is therefore proposed to adopt new Council Policy to require "*affordable housing on housing developments for 5 or more dwellings or sites of 0.2ha or more in size*" (outside of Lichfield City and Burntwood) in addition to the other provisions of adopted Policy H2 which are already in force. Policy H2 is attached at **Appendix A**, with the additional wording to be adopted as Council policy added in **bold**.

Duty to Cooperate and cross boundary issues

- 2.11 Cross boundary work is ongoing in relation to the statutory Duty to Co-operate. Lichfield District Council attended Hearings in relation to the Examination in Public of the Tamworth Local Plan in June 2015. The District Council continues to work constructively with Tamworth Borough Council and North Warwickshire Borough Council to address cross boundary issues in line with the Memorandum of Understanding (October 2014). This includes the need to explore options for helping Tamworth to address its housing overspill needs. The Tamworth examiner's report is expected to be issued later this Autumn.
- 2.12 Work is also ongoing in relation to other neighbouring authorities especially regarding Birmingham City Council and its Submitted Development Plan, the Main Modifications for which are currently out to consultation until 12th October 2015. Birmingham has a substantial shortfall in terms of the housing which it is unable to accommodate within its boundaries. Its proposed Main Modification 2 states: '*Birmingham's objectively assessed housing need for the period 2011 to 2031 is 89,000 additional homes. It is not possible to deliver all of this additional housing within the City boundary. The City Council will continue to work actively with neighbouring Councils through the Duty to Co-operate to ensure that appropriate provision is made elsewhere within the Greater Birmingham Housing Market Area to meet the shortfall of 37,900 homes*'.
- 2.13 A (proposed) modified paragraph 4.7 of the Birmingham Plan sets out the situation in terms of how this 'overspill' will be addressed: "*The City Council will seek to work collaboratively with neighbouring authorities to secure the development of further homes to contribute toward meeting Birmingham's housing requirement over the period to 2031. This will focus on the Greater Birmingham Housing Market Area (HMA), which comprises, in addition to Birmingham itself, The Black Country, Bromsgrove, Redditch, Solihull, North Warwickshire, Tamworth, Lichfield, Cannock Chase, South Staffordshire and parts of Stratford-on-Avon. In 2014 the Greater Birmingham and Solihull Local Enterprise Partnership and the Black Country authorities jointly commissioned a study to assess future housing requirements within the two areas and to identify scenarios to provide for additional housing to meet any shortfall, including any unmet needs within Birmingham. The study area covers the majority of the Greater Birmingham HMA. The final phase of the study, together with additional work in relation to employment and sustainability, will provide a basis for a strategy to be agreed to accommodate additional housing provision to meet the shortfall arising in Birmingham and any other shortfalls within the study area. In the case of the Greater Birmingham and Solihull LEP, this will be reflected in the LEP Spatial Plan for Growth. The outcome of this will then be taken forward through revisions to individual Local Plans, where this is necessary, to ensure that additional land is allocated for new housing.*"
- 2.14 Lichfield District Council is actively involved in this process along with the other Councils in the HMA as stated above and as required by the Duty to Co-operate, and this Committee will be kept informed of progress.

Neighbourhood Plans

- 2.15 There are 15 designated Neighbourhood Areas in the District. Three Neighbourhood Plans (Alrewas, Little Aston and Stonnall) are now in Examination, with examiners reports anticipated shortly: if applicable a verbal update will be provided at Committee.
- 2.16 If the Examiner for each Plan concludes that a Plan meets the Five Basic Conditions¹ then it can proceed to referendum. If a Plan duly receives a majority vote in favour then the plan can be 'made' (similar to being adopted) and will become part of the statutory Development Plan for the area.
- 2.17 The status of the District's emerging Neighbourhood Plans can be seen at www.lichfielddc.gov.uk/neighbourhoodplans

Community Infrastructure Levy (CIL) update

- 2.18 Consultation was recently undertaken on the Draft Charging Schedule (DCS), and representations and preparations are underway to prepare to submit for independent examination (a separate report will be taken through the committee cycle on this). As CIL needs to be developed in tandem with other developer contributions, an updated Developer Contributions SPD is being drafted to take account of legislative changes to the system.
- 2.19 The Infrastructure needs to support development in the District and deliver the Local Plan Strategy are set out in the Infrastructure Delivery Plan (IDP). This is a 'living' document, so whilst infrastructure priorities remain the same, the document has to be regularly refreshed to ensure it is adequately reflecting different delivery mechanisms and costs.
- 2.20 Given that the last iteration of the IDP was published in 2014 to inform the resumed hearings for the Local Plan, it is now necessary to publish an updated version which reflects the adoption of the Local Plan Strategy, advancing work on CIL, progress on a number of Strategic Development Allocations for housing and identifying where some infrastructure projects have now been completed. A copy of the updated IDP is attached at **Appendix B** and Members are asked to approve this for publication as part of the Local Plan evidence base.

Delivery issues

- 2.21 Part of the Spatial Policy and Delivery team's remit is to deliver certain key projects, upon which delivery of the Local Plan strategy depends: this includes work relating to the two Special Areas of Conservation (SACs) which are European designated sites of protection and hence the impacts of development has to be mitigated for where it would have an impact on either the River Mease SAC or the Cannock Chase SAC.
- 2.22 Practical works delivered through the District Council are ongoing on the River Mease Special Area of Conservation to mitigate for the additional phosphate generated through new development within its catchment. The delivery of the first developer contributions scheme includes awareness raising and has delivered pop ups for use at events, a septic tank leaflet, interpretation panels and a new website at www.rivermease.co.uk. These awareness actions have been complemented by practical works which include the design

¹ Plans must be appropriate having regard to national policy; they must be in general conformity with the strategic policies in the Development Plan; they must be compatible with EU obligations; they must be compatible with human rights requirements and they must contribute to the achievement of sustainable development.

and imminent delivery of 4 river restoration projects. A tender for monitoring the success of these restoration works is also currently underway.

- 2.23 Due to the number of planning permissions granted within the catchment (mostly in North West Leicestershire) the first Developer Contributions Scheme (above) which mitigated for the addition of 700g of phosphate per day to the river has been filled. As such a second developer contribution scheme has been developed to mitigate for a further 400g phosphate per day generated through new development.
- 2.24 The Council is also supporting the Cannock Chase Special Area of Conservation partnership in the development of a Memorandum of Understanding (MOU) which will serve as a blueprint for how the SAC partnership will operate, spelling out its purpose, vision and means of operation. The MOU is currently circulating around the Partnership Councils for signature. The Partnership is now looking towards the appointment of a Project Officer and agreeing the financially responsible body who will hold and administer the Partner Authorities' aggregated S106/CIL funding.

3. Community Benefits

- 3.1 The adopted Local Plan Strategy replaces the adopted 1998 Local Plan (although some policies are still 'Saved' to be replaced by the allocations document), providing the policy basis for ensuring sustainable growth and the future development of the District in a manner that protects and enhances the built and natural environment whilst addressing a range of issues affecting communities including housing, transport, employment and skills, infrastructure, community safety and health needs. It provides the context within which emerging Neighbourhood Plans will need to be developed by local communities.
- 3.2 The introduction of CIL will help in delivering the essential infrastructure required to support development in the District, along with other sources of funding and these issues are reflected in the updated Infrastructure Delivery Plan.

4. Recommendation

- 4.1 That the Committee endorses the approach taken to adopt Council Policy in relation to the delivery of affordable housing in line with Policy H2 of the submitted Local Plan Strategy before it was modified to account for Government changes to the national planning guidance on 28th November 2014.
- 4.2 That the Committee recommends to the Cabinet that the proposed policy is formally adopted by the Council and applied to relevant planning applications as a material consideration
- 4.3 That the Committee agrees that the updated Infrastructure Delivery Plan be published as part of the Local Plan evidence base
- 4.4 That the Committee notes the update in relation to the Lichfield District Local Plan Strategy, Neighbourhood Plan preparation, work to progress the Community Infrastructure Levy and work to mitigate for impacts on the two Special Areas of Conservation.

5. Financial Implications

- 5.1 The preparation of the Local Plan has financial implications but these have been considered as part of a previous service and financial planning process. Neighbourhood Plans attract government grant resources to ensure Local Authorities are sufficiently well resourced in order to be able to deliver on their statutory duties in relation to these. When implemented, CIL will bring in a new funding stream to help progress the delivery

of infrastructure priorities in line with the Local Plan, although some of these resources would formerly have been funded by Section 106 obligations so much of this will not be 'new' money. Up to a quarter of CIL receipts will have to be paid to Parish Councils where development occurs in their area (25% if a Neighbourhood Plan is in place, 15% in all other cases).

6. A Plan for Lichfield District Implications

- 6.1 The Local Plan is relevant to all of the Council's ambitions identified in the Plan for Lichfield District where they have a spatial element. In particular, it is important to integrate the processes and content of the Local Plan with the Plan for Lichfield District 2012-16 and the Staffordshire Sustainable Communities Strategy.

7. Sustainability and Carbon Reduction Issues

- 7.1 The purpose of a Local Plan is to establish a spatial policy framework for sustainable development and one that addresses as part of policy formulation and subsequent implementation, issues relating to Carbon Reduction. The Local Plan recognises carbon reduction as a key and over-arching issue, addressing this through spatial policy and considering the issues for mitigation and adaptation.

8. Human Rights Issues

- 8.1 The extensive consultation procedures provided for by the Planning and Compulsory Purchase Act 2004 cover human rights matters.

9. Crime and Community Safety Issues

- 9.1 Crime and community safety issues were considered as an integral part of the Local Plan Strategy.

10. Risk Management Issues

Risk	Likelihood/ Impact	Risk Category	Countermeasure	Responsibility
The Local Plan needs to be applied corporately so that the strategy consistently implemented in addressing the spatial issues arising from the Council's own plans and strategies.	Low/High	Strategic Financial reputational	Ensured wide consideration of preferred strategy before submitting for examination and further detailed consideration before progressing Main Modifications and subsequent adoption.	Development Services/Leadership Team
Introducing new Council policy on affordable housing may be challenged by developers	High / High	Strategic Financial Reputational	Original policy was not controversial as based on a sound and robust evidence base and was only changed to be in line with new government policy which has now fallen	Development services / leadership team
Legal Challenge to	High / high	Strategic	Local Plan and all	Development

plan - Claimants appeal		financial reputational	supporting documentation has been prepared to be robust and legally complaint and robust defence mounted with successful outcome for the Council	Services/Leadership Team
Council fails in its statutory duties in relation to neighbourhood Planning	Low / high	Strategic financial reputational	Appointment of the neighbourhood planning officer as agreed through the service review (maternity cover – recruitment underway) to ensure adequate resourcing	Development Services/Leadership Team
Failure under the Duty to co-operate	Low / high	Strategic reputational	Positive and proactive engagement, memoranda of Understanding and Statements of Common Ground	Development Services/Leadership Team

Background Documents:

1. Lichfield District Local Plan Strategy adopted February 2015
2. Infrastructure Delivery Plan (January 2014) and updated version (2015)
3. CIL Preliminary Draft Charging Schedule (March 2014)
4. CIL Draft Charging schedule and associated Papers
5. The Plan for Lichfield District 2012-16
6. National Planning Policy Framework 2012 and National Planning Guidance
7. Neighbourhood Planning Regulations 2012 (as amended)
8. CIL Regulations 2010 (as amended)
9. High Court ruling (R on the Application of West Berkshire District Council v Department for Communities and Local Government [2015] EWHC 2222(Admin))
10. Local Plan Strategy Submission Version July 2012
11. Local plan strategy Inspector's Initial Findings September 2013
12. Local Plan strategy Inspector's final report January 2015 (including Main Modifications)

Important web links

www.lichfielddc.gov.uk/localplan
www.lichfielddc.gov.uk/evidence
www.lichfielddc.gov.uk/neighbourhoodplans
www.lichfielddc.gov.uk/cil

Report checked and approved:

Strategic/Corporate Director

Appendix A

Extract of Lichfield District Local Plan Strategy Policy H2: Provision of Affordable Homes (fourth and fifth bullet points):

The thresholds upon which affordable housing provision will be sought are:

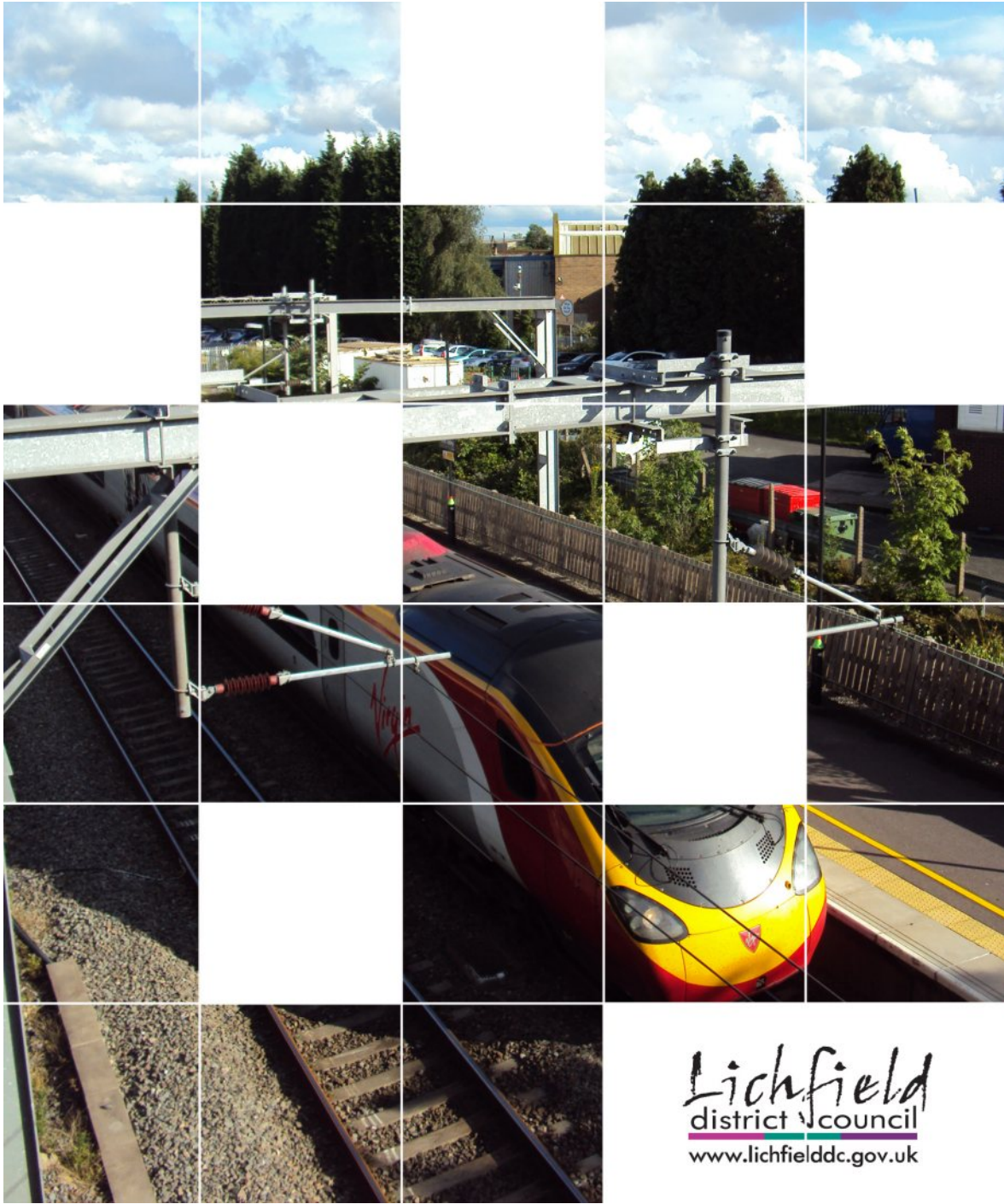
- *In Lichfield City and Burntwood affordable housing will be required on housing developments for 15 or more developments or sites of 0.5ha or more in size and in accordance with nationally set thresholds*
- *Outside these two main urban areas, affordable housing will be required on housing developments in line with nationally set thresholds.*

Proposed council policy with regards to affordable housing in rural areas;

- **Outside these two main urban areas, affordable housing will be required on housing developments for 5 or more dwellings or sites of 0.2ha or more.**

Explanatory text:

Opportunities for housing development outside the urban areas of Lichfield and Burntwood are more reliant on smaller sites and infill development, yet the levels of affordable housing need remain high. The affordable Housing Viability Assessment has concluded that with higher house prices in the rural areas, the size of the site does not unduly affect viability. This is reflected in the reduced rural threshold **of 5 dwellings** which gives greater scope to deliver affordable housing within the Lichfield District South & East and Lichfield District North sub housing market areas.



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Infrastructure Delivery Plan

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1 Introduction

1.1 Infrastructure Planning is an essential element in ensuring that the Local Plan is robust and deliverable.

1.2 The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water, drainage and waste provision, ICT networks, public realm and historic legacy.
- **Green:** the physical environment within and between our cities, towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodland, green corridors, waterways, street trees and open countryside.
- **Social & Community:** the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities (education, healthcare, community centres, places of worship, sports and leisure facilities), local networks, community groups, small scale funding to assist local projects, skills development and volunteering.

1.3 In general, infrastructure requirements can also be divided into strategic and local:

- **Strategic infrastructure** refers to facilities or services serving a wide area that may relate to part of the District, the whole District or beyond - for example improvements to trunk roads or investment in water, sewerage, gas and electricity networks. It may be needed where broader strategies are required to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular town or village.
- **Local infrastructure** is about facilities or services that are essential in meeting day-to-day needs of the population - for example schools, affordable housing, community facilities and local green spaces or measures to mitigate the impact of development at the site or neighbourhood level.

1.4 Improvements to infrastructure will be fundamental to achieving our ambitions for shaping the District to 2029. In addition they are considered necessary to deal with existing deficiencies and to cater for a growing and changing population. It is recognised that any proposed growth within Lichfield District must be supported by improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. This infrastructure will include facilities needed for development to function and to ensure the integration and creation of sustainable communities.

1.5 It should be recognised that the delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public, private and voluntary sector agencies. Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. This is covered in Chapter 3: Funding and Delivery.

1.6 The Local Plan Strategy sets out in broad strategic terms where development will be located until 2029. It is a 'spatial' plan, meaning that it will help to deliver a vision for the area which takes account of the District's needs, ambitions and challenges. The Local Plan Strategy will be supported by a number of documents which are more locally specific such as the Local Plan Allocations Document and Neighbourhood and Parish Plans where these have been produced by local communities.

1.7 The Local Plan must be capable of being delivered to agreed timescales, in a way which addresses the vision, so that it properly meets the needs and aspirations of the local community as well as providing for more strategic needs. In order to do this, developments must be supported by the appropriate infrastructure, which can range from improvements to road networks to the provision of a new school or community centre. A sound infrastructure delivery plan (IDP) can therefore only be effectively developed through extensive consultation linked to the Local Plan.

1.8 The engagement process for infrastructure needs within Lichfield District commenced in March and July 2009 with a wide range of stakeholders (over 300 invited in total) discussing topics that covered environmental, social, community and physical issues. Sessions were held over three full days. A series of follow-up meetings have been held with individual stakeholders where there has been a need to gather further information.

1.9 A draft IDP was consulted on as part of the 'Shaping our District' informal consultation stage from November 2010 - February 2011 and comments received were taken into account in formulating the IDP which accompanied the Local Plan Strategy proposed submission document which was published in July 2012 and subsequently submitted to the Secretary of State in March 2013. Hearing sessions were held in June / July 2013 and the Inspector's interim report was received in September 2013. Following consultation on Main Modifications, hearing sessions were resumed in November 2015. The Local Plan Strategy was found sound in January 2015 and adopted on the 17th February 2015. Relevant documents relating to the Local Plan Strategy process can be viewed at www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Local-plan/Local-plan

1.10 As the IDP is a 'living' document (i.e. one which is subject to ongoing change and revision as matters progress), further updates have now been added to reflect the progress made in terms of infrastructure planning and delivery.

1.11 The IDP will be regularly reviewed and monitored for its effectiveness, through the Annual Monitoring Report (AMR) and updated accordingly.

2 Policy Context

National Policy

2.1 The production of an Infrastructure Delivery Plan (IDP) is an essential part of the evidence base in developing and delivering a sound Local Plan.

2.2 The National Planning Policy Framework (NPPF) states that *local planning authorities should work with other authorities and providers to:*

- *Assess the quality and capacity of infrastructure for transport, water supply, waste water and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
- *Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.*

2.3 The NPPF also places considerable emphasis upon viability and ensuring that the cumulative impact of proposals and policies 'should not put implementation of the plan at serious risk, and should facilitate development through the economic cycle'. Viability assessment is a key element of evidence relating to the delivery of the Local Plan, including the delivery of infrastructure.

Local Policy

2.4 The Local Plan will align with, and deliver, relevant elements of the Sustainable Community Strategy for Staffordshire (SCS). The County-wide document 'Our County, Our Vision: A Sustainable Community Strategy for Staffordshire 2008 - 2023' has the following priorities:

- A vibrant, prosperous and sustainable economy.
- Strong, safe and cohesive communities.
- Improved health and sense of well being.
- A protected, enhanced and respected environment.

2.5 At the District level, the Plan for Lichfield District 2012-2016 has been prepared in discussion with the Lichfield District Strategic Partnership and identifies the following strategic themes:

- **Supporting people:** We want our district to be a place where everyone shares in an improved quality of life and community well being.
- **Shaping Place:** We want our district to be a place people love to live, work and visit, with a high quality residential, community and commercial environment.
- **Supporting Business:** We want our district to be a place where businesses and enterprise can flourish, and there is a vibrant local economy.

2.6 Partners involved in developing and delivering the Sustainable Community Strategy and Plan for Lichfield District have been involved in the formulation of the IDP to date to ensure that capital infrastructure needs are included to address specific key priorities where a clear need can be evidenced.

Local Plan: Strategic Priorities

2.7 The Local Plan Strategy has 15 strategic priorities. Strategic Priority 3: Infrastructure reads as follows: *'To provide the necessary infrastructure to support new and existing communities, including regeneration initiatives in those existing communities where the need for improvements to social, community and environmental infrastructure have been identified, in particular within north Lichfield, Burntwood, Fazeley and Armitage with Handsacre.'*

2.8 The IDP is relevant to delivering all 15 strategic priorities. They can be found in full in the Lichfield District Local Plan Strategy, but in summary they are as follows:

1. Sustainable Communities	6. Economic Prosperity	11. Countryside Character
2. Climate Change	7. Employment Opportunities	12. Rural Communities
3. Infrastructure	8. Centres	13. Natural Resources
4. Sustainable Transport	9. Tourism	14. Built Environment
5. Meeting Housing Needs	10. Healthy & Safe Lifestyles	15. High Quality Development

Local Plan: The Spatial Strategy

2.9 The Spatial Strategy sets out the overall approach for the distribution of development in the District up until 2029 and the issues that need to be addressed when development takes place. The Spatial Strategy is set out in Core Policy 1 (CP1) of the Local Plan Strategy, and one of the key principles of this is to maximise the use of existing infrastructure and facilities to make the best use of what is already there, upgrading where this is required by the impacts of development, and investing in new facilities where necessary.

2.10 Core Policy 4 (CP4): Delivering our Infrastructure sets out the need to ensure that new development is supported by the required infrastructure at an appropriate stage linked to the phasing of development, and also relates to the protection and enhancement of key services and facilities as well as coordinating and funding delivery in partnership with a range of key stakeholders and partners.

2.11 Policy IP1: Supporting and Providing our Infrastructure is a Development Management policy which will ensure infrastructure needs are considered and delivered through the planning application process.

2.12 The following elements of strategic infrastructure are deemed essential to the delivery of the Local Plan Strategy:

- Completion of the Lichfield Southern Bypass
- Delivery of improvements to the strategic highway network as identified by the Highways Agency;
- Lichfield City centre improvements including Friarsgate and associated transport improvements;
- Delivery of a town centre for Burntwood;
- Upgrades to water supply and waste water facilities as agreed directly between the water companies and developers;
- Delivery of a new parking facility to serve Lichfield Trent Valley station, (these works are now complete and are due to be available on a permanent basis from late 2015).
- Delivery of primary and secondary education to serve projected need.
- Delivery of improved indoor sports provision to serve Lichfield City and its hinterland.
- Mitigation for the impacts of development upon the Cannock Chase Special Area of Conservation (SAC)
- Mitigation for the impacts of development upon the River Mease Special area of Conservation (SAC).

2.13 These are detailed further in the Strategic Infrastructure section. The Local Infrastructure section also sets out essential site-specific needs.

3 Funding & Delivery

Funding

3.1 Infrastructure requirements will be funded by a variety of different mechanisms which will vary over the plan period. The following chapters set out infrastructure needs and indicate potential sources of funding for each where this is possible, based upon appropriate available evidence, together with timescales for the phasing of delivery.

3.2 The key sources of funding over which the planning system can have a direct influence are as follows.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) provides a fair and consistent mechanism for pooling contributions from all eligible developments. It provides certainty so that developers can calculate, prior to land deals taking place, the level of contributions necessary.

Section 106 Agreements

Section 106 contributions can only be obtained when they meet three statutory tests. They must be:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development

In addition, from April 2015 there are restrictions on the pooling of contributions' for Section 106 funding, i.e. no piece of infrastructure is able to be funded by more than five separate Section 106 obligations. Further information can be found at <http://planningguidance.planningportal.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/>

However, for employment-related and other non-residential developments Section 106 agreements could continue to be the main mechanism for ensuring that contributions are made where necessary. All qualifying residential developments would have Section 106 agreements to deliver affordable housing requirements. Site specific infrastructure could also be dealt with through a Section 106 agreement.

Planning Conditions

These are the main mechanisms for the provision of essential on-site design requirements and critical infrastructure. These could include highway infrastructure agreements, mainly those covered by Section 38 and Section 278 of the Highways Act 1980 which provide discretionary powers for the highway authority to enter into an agreement with a development to adopt a new highway or improve the existing highway.

Explanation

3.3 Developer contributions for the delivery of infrastructure to support new development have traditionally been secured primarily through the use of Section 106 obligations⁽ⁱ⁾. While raising significant funds locally for many projects, there have been a number of ongoing criticisms of Section 106 funding nationally including lack of transparency, the time taken to negotiate Section 106 Planning Obligations and the deliverability of obligations post their signing.

3.4 To address these concerns, Part 11 of the Planning Act 2008 provided for the introduction of the Community Infrastructure Levy (CIL), a simplified, transparent and less bureaucratic tariff-based system intended to apply to defined types of development. The ability to take forward CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (subsequently amended by the Community Infrastructure Levy (Amendment) Regulations 2011). Additional guidance was issued in December 2012 and further amendments were made in April 2013 and February 2014.

3.5 The CIL is discretionary but allows Local Authorities who resolve to use the legislation to raise funds from developers undertaking new building projects in their area to deliver the necessary infrastructure arising as a consequence of new development. CIL receipts can be used to fund a wide range of infrastructure including roads, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.

3.6 To avoid overlap and unjustified costs being imposed on developers, at the same time as bringing in CIL, the Government has introduced changes to Section 106 obligations. Section 106 obligations will now be limited to addressing matters directly related to a development i.e. they will not be able to be used to address the wider and cumulative implications of a development in an area.

3.7 In addition, from April 2015 the pooling of contributions for S106 funding is not allowed i.e. no piece of infrastructure is able to be funded by more than five separate S106 obligations. This will have an impact upon the ability to deliver strategic infrastructure such as roads, open spaces, or educational facilities for example. Affordable housing will continue to be delivered through Section 106 obligations and are not subject to the pooling restrictions.

i Section 106 of the Town and Country Planning Act 1990

How CIL operates

3.8 CIL is charged as a tariff upon new development. Rates are charged per square metre. Most new development involving a net increase of 100 sqm and above of floor space will be eligible to pay CIL. A viability assessment needs to be undertaken to ensure that the CIL rates charged are reasonable and will not undermine the delivery of sites within an area (in line with the development plan). Different rates, informed through viability work could potentially be charged over different geographical areas or for different types of development (e.g. residential, commercial).

3.9 Future infrastructure needs are defined in this IDP. This is a 'long list' which has been formulated as a result of extensive consultation and through the evidence base. It is recognised that infrastructure requirements would need to be funded by a variety of different sources. CIL is intended as 'gap funding' to help deliver infrastructure where there is a funding shortfall. It cannot be used to remedy deficiencies in existing infrastructure, only needs arising from new development.

3.10 The District Council is progressing with the adoption of CIL. Following the completion of viability work, consultation on a Draft CIL Charging Schedule was completed during March and April 2015. The responses to the consultation are currently being reviewed. Once internal approvals have been sought the Charging Schedule will be independently examined by an appropriately qualified body. Once approved the Charging Schedule will be formally approved via a resolution by Full Council.

3.11 Charging schedules have to be kept under review to ensure that CIL charges remain appropriate over time (for example as market conditions change). The Levy calculation formula is index-linked, but alterations to the rates would need to be re-examined.

3.12 Some developments will be exempt from CIL. There are a number of statutory exemptions including for example Social Housing Relief and Charitable Relief. In addition the charging authority is able to grant relief where there is economic viability issues or where a planning obligation has been entered into for a sum that is greater than the chargeable amount. A Draft Exemptions/Relief Policy can be viewed in Appendix E of the CIL Draft Charging Schedule Background Document which can be viewed at the District Council's website.

3.13 Up to 5% of CIL levies raised can be used to administer the programme. In addition the NPPF states that '*the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place*'. A 'meaningful proportion' of CIL will therefore go directly to Parish / Town Councils which have development in their area: the Government has set out (in guidance dated December 2012) that this will be 25% of receipts, uncapped, for those areas with a Neighbourhood Plan in place, and 15% to those areas with no Neighbourhood Plan, capped at £100 per dwelling.

3.14 The District Council currently has in place a Planning Obligations Supplementary Planning document (SPD) that was adopted in January 2006. The Council is currently reviewing its approach to planning obligations, a revised Developer Contributions SPD is being developed, following consultation the guidance is programmed for adoption early

2016. The SPD will clearly set out the District Council's approach to implementing CIL and in line with Regulation 122 of the CIL Regulations clarify the relationship between CIL and other obligations and set out the main areas where planning obligations may be sought, drawing on the Local Plan Strategy policies and supporting evidence base.

Other funding

3.15 Not all infrastructure will be able to be funded via the aforementioned mechanisms. CIL is intended to plug a gap where it can be demonstrated that there is a funding shortfall. There will be other sources of funding over the plan period including New Homes Bonus, Regional Growth Fund, Lottery funding, public and private sector investment, grant aid and a range of other options which will be applicable depending upon the nature of the infrastructure involved.

3.16 The process by which CIL is administered will require the District Council to prioritise which elements of infrastructure should be funded by CIL, and how much funding should be allocated. It is therefore one of the key roles of the IDP to set out clear requirements as to delivery timescales in relation to development trajectories, and details regarding funding based on the best available evidence. This is covered in the following chapters.

3.17 Throughout the plan period sources, and amounts of funding will vary and could relate to a variety of different themes, so it is important that the process of administering CIL also takes account of these other opportunities, to ensure that locally raised revenues are used to best effect.

4 Strategic Infrastructure

4.1 In order to deliver the Local Plan, infrastructure will need to be provided which serves more than one community or development site, and which can address the cumulative impacts of development across the District or beyond.

4.2 This chapter sets out the strategic infrastructure needs as identified through the Local Plan evidence base and through extensive consultation with stakeholders, infrastructure providers and the public. It deals with strategic infrastructure in two ways: it includes specific pieces of infrastructure which can be costed in line with appropriate available evidence such as a leisure centre or improvements to a road junction and with more generic strategic needs such as the principle of investing in Green Infrastructure to improve connections and linkages across the District. This will comprise a number of small and varied projects which it is not possible to cost individually at this stage, although a few costed schemes are covered where this is appropriate and evidence has been provided.

4.3 Strategic physical, green, social and community infrastructure details are set out in the following paragraphs and summarised in tables at the end of each section.

Strategic Physical Infrastructure

Transport

4.4 Improvements to transport infrastructure are classed as physical infrastructure, although there will be elements which link with Green Infrastructure such as walkways, canals and cycle routes.

4.5 The Sustainable Transport chapter of the Local Plan sets out details for determining the strategic priorities in relation to achieving increasing levels of sustainable travel over the plan period. Lichfield District Integrated Transport Strategy 2013 - 2028 sets out the specific local detail. In addition, specific transport appraisals have been undertaken for Lichfield City and Burntwood, and specific analysis in relation to Fradley.

4.6 This IDP should be read in conjunction with the Lichfield District Integrated Transport Strategy (**Appendix A**). The key elements of the strategy are highlighted below.

Lichfield City Centre Local Transport Package

The Lichfield City Local Transport Package focuses on supporting the Friarsgate redevelopment scheme which is a retail-led mixed use scheme, including new leisure and tourism facilities, and adequate parking. The traffic impact of office development, which is also expected to be focussed on Lichfield City, will also need to be accommodated with sustainable transport links as appropriate. There are aspirations to expand the pedestrianised areas in the City and proposals to change St John Street to one-way towards A5127 (with buses remaining two-way) to improve safety and the environment. Variable Message Signs are also proposed to improve the flow of traffic around the City and to car parks.

Developers of Friarsgate will be required to contribute towards transport mitigation along the A5127. This includes urban traffic control and modifications to Birmingham Road/Rotten Row, Birmingham Road/St John Street, and Gresley Row/Tamworth Street junctions to improve safety and capacity where appropriate. Evidence from traffic modelling work also suggests that capacity improvements may be required at the Friary / A51 / A5127 / Sainte Foy Avenue junction.

Bus / rail integration will be provided as part of the Friarsgate development through the provision of a new bus station closer to Lichfield City rail station together with upgraded crossing facilities. It is expected that the new bus station will include enhanced bus information and will operate more efficiently than the existing one allowing more services to operate from it. For some services, dependent upon direction of travel, a new layby will be provided for pick-ups and drop-offs on the northern side of Birmingham Road opposite the new bus station.

Burntwood Local Transport Package

The Burntwood Local Transport Package has been drawn up to help rejuvenate Burntwood by supporting an enhanced town centre, employment growth at Burntwood Business Park and housing growth east of the bypass. These measures include bus access improvements and increased service frequency, improved sustainable transport links across the urban area and into Chasewater, a new bus interchange facility and public realm improvements in the main retail area, specifically Sankey's Corner. The retail/leisure offer is dependent upon private sector investment and developer contributions are required to fund the Local Transport Package. There is also a long term aspiration for a new rail station at Burntwood if the Walsall to Lichfield line is opened to passenger trains.

South Lichfield Local Transport Package

The South Lichfield Local Transport Package includes key strategic road infrastructure that is expected to be completed to support the delivery of the emerging Lichfield District Local Plan, together with complementary sustainable transport measures to improve connectivity between the Strategic Development Allocation and the City centre. There are proposals to improve pedestrian safety, provide new cycle links connecting new development to the existing cycle network and improved bus connectivity. Highways Agency proposals will also be delivered as appropriate.

The Lichfield Southern Bypass provides a link between the A5206 London Road and the A461 Walsall Road. Phases 1 and 2 of the bypass have already been completed by developers with Phase 2 opening to traffic in 2010. Phase 3 between London Road and Birmingham Road is not required to deliver the Strategic Development Allocation but is expected to be funded by a combination of existing developer funds, public funds and contributions from future development. The County Council is commissioning design work and a construction cost estimate for the section of Phase 3 that crosses the railway line and links to Birmingham Road. The earliest possible construction start date is 2017.

It is expected that the bypass will reduce traffic in the City centre on A5127 Birmingham Road and A51 Upper St John Street, protecting the historic core and facilitating regeneration proposals. It will also improve access to the Darwin Park and Sandfields residential areas and the South Lichfield Strategic Development Allocation. There will be reduced traffic levels on Shortbutts Lane as a result of the bypass although evidence from traffic modelling work identifies that a junction improvement will be required at Tamworth Road/Upper St John Street/ Shortbutts Lane/London Road as part of the construction of the bypass, to cater for the current forecast 2028 traffic flows. However the exact form of the junction is yet to be determined. Once the bypass is completed, a review of local traffic routing and directional signing will be undertaken.

East Lichfield Local Transport Package (including Fradley)

The East Lichfield Local Transport Package helps support the delivery of Strategic Development Allocations East of Lichfield (north of Streethay) and Fradley.

A5127 corridor improvements will be provided to help mitigate development in the East of Lichfield including urban traffic control, bus enhancements, cycle links and safe crossing points in Streethay to local amenities. There will be the requirement for an improvement at A5127/Eastern Avenue/Cappers Lane junction.

The package includes proposals for a Lichfield Trent Valley rail station gateway refurbishment. Lichfield Trent Valley station has recently received a new ticket office and waiting facilities. Improvements have also delivered increased car parking capacity, an additional 125 spaces became available in 2014. These parking facilities have been closed temporarily to enable development works associated with the nearby employment site to be completed. The car parking facilities are due to be reopened late 2015. Further improvements are expected, including disabled access to the Cross City and London bound platforms, and further access upgrades and enhanced passenger information during 2017 following the allocation of Access funding. The County Council will continue to work in partnership with London Midland, the station manager, and Network Rail to explore all funding opportunities.

The traffic impact of the Strategic Development Allocation at Fradley will be reduced by providing adequate local neighbourhood facilities, new or extended bus services to Lichfield City centre with increased frequency, integration of the development with existing communities and local walking and cycling links. Safer access to the A38(T) is desired by the local community where there are currently sub-standard junction layouts and active traffic management may also be required along the A38(T). Managing the routing of Heavy Commercial Vehicles is essential and the provision of a lorry park is desirable.

Road improvements to address strategic / cumulative impacts

4.7 Lichfield Southern Bypass: it should be noted that the objective of the Lichfield Southern Bypass is to improve access to new housing (although the Strategic Housing Allocations to the south of Lichfield are not wholly dependent upon this in terms of ensuring access to the sites) and to improve the success of City Centre regeneration schemes by removing through-traffic especially from Birmingham Road. The cost of the bypass will be £13.2m which includes works needed to provide an underbridge in relation to the Cross-City rail line.

4.8 The following bullet points are extracted paragraphs from Staffordshire County Council's hearing statement submitted to the Local Plan Examination in Public in summer 2013 following an addendum to the Transport Appraisal of the Spatial Strategy for Lichfield City (2012) which sets out the latest position in relation to the delivery of the Lichfield Southern Bypass:

- *The County Council's objective is to deliver the final (third) phase of Lichfield Southern Bypass within this Plan period. This will complete the route from A461 Walsall Road - A5127 Birmingham Road - A5206 London Road - A51 Tamworth Road, making best use of the significant investment already made. The global cost of providing Phase 3 is estimated to be £13.2m (including inflation, optimism bias and risk) and it will be financed using a combination of private and public sector monies. The new route between the A51 and the A461 will allow some traffic to avoid the City centre and Shortbutts Lane. It will also function as a local distributor road, providing improved access to the newer residential areas in southern Lichfield.*
- *The County Council will seek to negotiate the purchase of any land necessary to construct the western connection with Birmingham Road. If this is not possible the County Council will rely on the use of its Compulsory Purchase Powers.*
- *The County Council has commissioned consultants (URS) to design a structure to carry both the road and the Lichfield and Hatherton Canal (following its future restoration) beneath the Cross City Line. An outline design has been produced and we are working towards an Approval in Principle Agreement with Network Rail.*
- *Only a limited number of weekend track possessions will be required to install the structure and it is intended to secure these during national holiday periods. The cost is currently estimated to be £4.7m.*
- *The remainder of the route, between the railway formation and London Road / Tamworth Road is included within the housing development scheme being promoted South of Lichfield. This will include accommodation works required by the Canal Trust if planning permission is secured by the developer; this part of the new route, including the junction with London Road / Tamworth Road will be delivered by the County Council under a S278 agreement.*

4.9 The section of the bypass relating to Birmingham Road to Shortbutts Lane reference Phases 4a, and Shortbutts Lane to London Road reference Phases 4b will be delivered as site access improvements by the developer at a cost of £7m.

4.10 Junction improvements. The County Council identify four highway schemes to address cumulative growth relating to development in and around Lichfield City: the following junctions are projected to exhibit over-capacity results of 100%+ and, with the exception of the first scheme on the list, will be delivered as part of development schemes directly in relation to the following planning applications:

- Sainte Foy Avenue / A5127 / The Friary;
- A5127 / Eastern Avenue / Cappers Lane / Valley lane;
- St. John Street / A5127 / Upper St John Street;
- A5206 London Road / Shortbutts Lane / Upper St John Street / Tamworth Road (improvement scheme has been developed).

4.11 The County Council also identified the potential for upgrading the Tesco traffic light junction as part of wider mitigation measures associated with the Friarsgate Redevelopment Scheme however further details are not available at present.

4.12 Improvements to the Strategic Highway Network: the Highways Agency has identified the following issues relating to the A38:

- **Streethay:** no predicted capacity issues, but the proximity of proposed development to the A38 slip road necessitates some form of control and balancing of traffic flows. In principle the Highways Agency supports the concept of a signalised access to the proposed site from the A5127 Burton Road;
- **Fradley:** there are capacity concerns along the A38(T) and also attention needs to be given to safety issues given the sub-standard layout of the Fradley South and Hilliards Cross junctions.
- **Muckley Corner, Wall Island and Swinfen:** Using Pinch Point funding improvements to address capacity issues were delivered to Wall Island during 2014. Further work will be completed to develop improvements which focus on addressing capacity issues at Muckley Corner and Swinfen.

4.13 A comprehensive study of the Strategic Road Network (Route -Based strategies) is currently being undertaken by the Highways Agency, looking at modular improvements. The District Council is working with partners to look at this issue in more detail.

4.14 A Strategy for the A5 (2011 - 2026) has been produced in partnership with Local Authorities, agencies and stakeholders along that part of the A5 which runs through Staffordshire, Warwickshire, Leicestershire and Northamptonshire.

4.15 The aims of the strategy are as follows:

- To ensure that the A5 is fit for purpose in terms of its capacity and safety, both now and in the future;
- To allow the A5 to play its full and proper role in supporting and facilitating economic activity and growth at a national and local level;
- To promote and encourage improvements to sustainable transport (walking, cycling, public transport and behavioural change measures) in order to help reduce congestion on the A5, improve air quality and deliver a lower carbon transport system; and
- To reduce, where possible, the impact of the A5 on communities along the route.

4.16 In terms of Lichfield District the strategy refers to the required improvements to the A38 in relation to the Wall Island and Muckley Corner junctions which also impact upon the A5. It also references improvements relating to the Mile Oak junction of the A5 which is located within Lichfield District but the need for which arises as a result of the impact of development within Tamworth Borough and hence is covered in the Tamworth Local Plan.

Parking, walking and cycling to address strategic / cumulative impacts

4.17 Coach Park and City Centre Parking: there is a particular aspiration to deliver a coach park serving the City Centre, it should also be noted that the local community has expressed a wish for this to be considered in the wider context of a parking strategy for Lichfield City Centre. A parking strategy is currently being produced by the District Council.

4.18 Walking and Cycling: in terms of walking and cycling, Local Transport Note 1/12 was produced by the Government in 2012 ⁽ⁱⁱ⁾. This advocates the use of shared routes designed to accommodate the movement of pedestrians and cyclists.

Rail

4.19 In terms of **investment in rail services** the Department for Transport (DfT) announced on 16th July 2012 that a national £9bn package of investment would be forthcoming to implement the 'High level Output Specification Programme 2014 - 2019' ⁽ⁱⁱⁱ⁾. This includes electrification of the Chase Line from Walsall to Rugeley Trent Valley Station: the Chase Line Partnership aims for this to be completed by 2017. However, on-train capacity during peak periods continues to be an issue across the West Midlands, and this is a matter which is being considered at national and regional level. Network Rail, who own and manage the country's rail infrastructure, is currently involving stakeholders in its Long Term Planning Process (LTPP) which seeks to address potential demand and high level conditional outputs for passenger and freight services over a 30 year timeline to 2043. Network Rail has to produce five-year plans in line with the DfT - this longer term planning to address capacity issues falls within Control Period 6 (CP6) (2019 - 24).

4.20 In the West Midlands, rail services are provided by a range of franchised train operators, the two key operators being Virgin and London Midland. Services are all currently specified by the DfT which also sets regulated fare levels and quality and performance standards for the franchised operators. Centro, in discussion with local stakeholders, is currently developing a proposition for a devolved West Midlands rail franchise in 2017, which would enable the local rail services to be specified and managed at the regional level rather than by the DfT.

4.21 The West Midlands Regional Rail Forum has produced a document 'A World Class Rail Network for the West Midlands' (January 2013) which "sets out the long term vision and strategy framework required to create a world class integrated rail network for the West Midlands". This includes the following objectives:

- Improved local, national and international rail services;
- Enhancing connectivity between current and emerging centres of economic activity, housing, leisure & retail facilities, as well as to the major transport hubs which connect the region to other national and international centres;

ii <http://www.dft.gov.uk/publications/ltn-01-12>).

iii <http://www.dft.gov.uk/news/press-releases/dft-press-20120716a>

- Providing the capacity enhancements needed by the region to cater for growth across all rail sectors, including maximising the capacity released by the new high speed rail line - HS2;
- Creating a locally managed, locally accountable rail franchise, which is specifically designed to support the regional economy and provide the core of an affordable, accessible and low carbon public transport network which offers a viable alternative to less sustainable modes of transport.

4.22 The report sets out issues relating to capacity over the short, medium and long term (Control periods CP4,5 and 6 respectively). In terms of CP5 (2014 - 19) and CP6 (post 2019) the following proposals for increasing passenger and freight capacity are of particular relevance to Lichfield District:

- Lichfield - Birmingham: more 6-car electric trains (CP5 and 6), 4 trains per hour to Lichfield Trent Valley, and in the long term extension of rail services to Alrewas and Burton.
- Rugeley - Walsall - Birmingham (which affects Rugeley Trent Valley station): more peak and off-peak services from the Chase Line, 3 - 4 car electric trains (CP5) and 5 - 8 car electric trains (CP6).

4.23 The report also highlights strategic parking issues, i.e. those which have particular regional implications (Lichfield Trent Valley), the need for consistency in terms of passenger facilities, and the need for improved accessibility at Lichfield Trent Valley and Rugeley Trent Valley stations.

4.24 Staffordshire County Council recognises the need for a joined-up approach to rail and is currently consulting on the development of a rail strategy to be published late 2015.

4.25 The following paragraphs set out details of specific rail projects and updates on issues which have been locally highlighted as needing to be addressed.

4.26 In terms of **national rail projects** which impact upon the District, Phase 1 of the **High Speed Rail Link (HS2)** will run from London to just north of Lichfield near Streethay / Fradley and then progress via the Ridwares to the District boundary with Stafford Borough. There are no plans for a station in Staffordshire. Phase 2 comprises of two spurs coming off the Phase 1 route linking HS2 to the North - West and Yorkshire respectively.

4.27 The Hybrid Bill for HS2 Phase 1 as deposited in Parliament in November 2013 is currently at Select Committee stage. The District Council along with other partners has made a number of modification requests. The proposed changes to the Bill will be duly published as Additional Provisions and subject to public consultation prior to being confirmed.

4.28 Given that this is a national project this is not an issue over which the IDP can have any direct influence, although updates on progress will be incorporated into this document to provide context. It is important to note that the need to manage the impact of HS2 proposals on affected communities is a need highlighted in the Integrated Transport Strategy for Lichfield District.

In terms of the **West Coast Main Line**, the report 'Future priorities for the West Coast Main Line: Released capacity from a potential high speed line' (January 2012) has been prepared by Network Rail in conjunction with Passenger Focus. This considers the impacts of the high speed rail link in terms of the capacity it would release on the West Coast Main Line, with potential improvements to the service including more direct services and less crowding on trains. As this study is an early consultation, there are no costings available, and given that this is a national scheme there are no known local funding implications at present.

4.29 Trent Valley Station (Lichfield): A range of improvements are required, some of which have recently been delivered to Trent Valley station. This facility is significant to the whole of the District because of its connection with the West Coast Main Line, and more locally because of its connections with the Cross City Line, of particular relevance to Streethay and the Strategic Development Allocation.

4.30 A study was originally commissioned in 2001 by WS Atkins. The following required improvements to the station were identified:

- Disabled access;
- Improvements to on site car parking;
- Improvements to enable bus links to the site;
- New station building;
- Improved passenger information;
- Improved passenger waiting facilities; and
- Increased frequency of cross city line services to four trains per hour which is consistent with Lichfield City Station - requiring the construction of an additional high level platform.

4.31 Improvements to parking are also a key requirement in the area - increased parking is needed which reflects the station's importance on a strategic level, but which also reflects local growth at Streethay.

4.32 Significant progress has been made in term of addressing the identified areas requiring improvement. In terms of car park provision a new 125 spaces car park was opened in 2014. This facility is currently temporarily closed due to the development works associated with the nearby employment site. In addition the ticket office has been replaced and better passenger waiting facilities. completed. These improvements were funded via Tranche Three of the National Stations Improvement Plan (NSIP).

4.33 Following the announcement of Access for Funding further improvements are to be delivered during 2017. Improvements will include enhanced passenger information, access upgrades and disabled access in the form of a lift to facilitate access to the Cross City and London bound platforms.

4.34 Rugeley Trent Valley Station: There are significant parking problems and issues relating to vehicular access at Rugeley Trent Valley station. There are only 24 parking spaces, and rail users are reported to be parking on local roads, blocking access routes for residents and businesses. Lack of facilities (toilets, primarily) are also identified as an issue. A planning application was approved in 2011 for additional parking at the Yorkshireman pub which the applicant indicated would be available to assist with the parking issue locally (at a cost to the user), however additional solutions should continue to be sought in the area given the

increasing usage of this station. This is becoming evermore significant as the Walsall to Rugeley Trent Valley line is to be electrified with the project completing late 2017. The impacts of this will be to accommodate increased commuter demand into Birmingham as the electric trains are faster, and have more capacity than their diesel equivalents. The project does not include addressing parking capacity along the route so this is an issue for consideration and further work. No costings for parking improvements are currently available.

4.35 Shenstone Station: Via local consultation an aspiration has been expressed to secure the increased frequency of services at Shenstone railway station. At present trains on the cross city line stop (in general) every half hour, compared to every fifteen minutes at Lichfield City and Blake Street (the stations either side). Investment in car parking infrastructure is also sought as, from comments received, the facilities are considered to be inadequate and not able to cater sufficiently for those wishing to lessen the length of journey travelled by car by using local rail facilities. The car park is owned by Network Rail.

4.36 Alrewas and the National Memorial Arboretum: There is a long term aspiration to deliver a station at Alrewas ^(iv) to serve the village and the National Memorial Arboretum, as well as serving the National Forest and Central Rivers Initiative area.

4.37 Rail Freight: There is a long term aspiration / opportunity to reopen the line from Walsall via Brownhills and Burntwood to Lichfield initially for freight and then potentially for passenger services: this aspiration includes delivery of a station at Burntwood. ^(v).

Energy

Gas and electricity

4.38 In terms of infrastructure improvements needed for gas and electricity, the utility companies have a statutory ability to directly charge developers and customers to fund improvements required and this will take place during development. No strategic issues have been identified.

Renewable energy

4.39 In terms of renewable or low carbon energy / wind power and other technologies, developers will need to work with Lichfield District Council, Ofgem and individual suppliers to meet the sustainable energy targets set out in the Local Plan.

4.40 The District Council is keen to support low carbon initiatives and will consider establishing a Carbon Investment Fund via CIL, to ensure that developments can deliver the required carbon reductions (in-line with local and national carbon targets) at the lowest possible cost. Carbon targets can be delivered entirely through on site measures by providing investment into energy efficiency and low / zero carbon energy generation technologies.

iv Lichfield District Rural Planning Project 2011

v The Lichfield Rail Promotion Group advises that Burntwood is one of the largest towns in England without a rail connection & residents have to travel by road to access rail services at Cannock or Lichfield. Provision of a station would have the potential to result in a significant modal shift for Burntwood residents and should include good access links for pedestrians, the disabled, cyclists and vehicles and should include adequate parking facilities

Water and Drainage

Water resources and supply

4.41 [The Southern Staffordshire Outline Water Cycle Study \(WCS\)](#) (July 2010) was undertaken in light of the proposed growth requirements relating to the West Midlands Regional Spatial Strategy (WMRSS) Phase 2 revision i.e. 8,000 homes, 99 hectares of general employment land and 30,000m² of office space for Lichfield District. Whilst the WMRSS has since been abolished, the message from the WCS is that, in principle, and subject to careful phasing of development, there are no 'show stoppers' for the levels of growth identified in the Local Plan but there would be problems with higher growth scenarios across the study area which would require significant infrastructure investment.

4.42 In response to previous consultation stages of the Local Plan, South Staffordshire Water (SSW) has advised that there are no problems with supply. However, the WCS indicates a need for infrastructure investment and the action which South Staffordshire Water needs to take, working directly with developers, is as follows:

Water Resource Infrastructure Needs (defined by the Water Cycle Study)

Water supply

South Staffordshire Water can supply water to all developments, but some may require additional investment, which is achieved by the developer working directly with the supplier.

- Major upgrades will be required for all sites in Burntwood, and sites which link to the Brownhills network, including supply mains.
- Minor infrastructure upgrades will be needed for:
 - Fradley Airfield;
 - North Streethay;
 - Fazeley; and
 - South Lichfield.

Water abstraction

Any developments requiring the abstraction of water should consider the information contained within the Catchment Abstraction Management Strategy (CAMS) and should apply to the Environment Agency for the relevant licence (although there is no guarantee it would be granted).

Limited water availability from the surface and groundwater management units, especially within the currently Over Abstracted Bourne / Black Brook and the Lichfield and Shenstone Ground Water Management Unit (GWMU) may impact current and future agricultural practices and small commercial developments.

4.43 A Water Abstraction Licence is required for watering of Lock 26 of the Lichfield Canal. Watering of the whole section needs further assessment to be undertaken by the Canals and Rivers Trust and the IDP will be updated accordingly as this matter is progressed.

Waste Water Collection and Treatment

4.44 New development will need to take account of the need to plan for the disposal of waste water and sewage as this will have a cumulative impact across the District.

4.45 The WCS advises that the following actions will be needed in terms of waste water collection and treatment. Severn Trent Water Limited will work directly with developers to address these issues:

Waste Water Collection and Treatment Infrastructure Needs (defined by the Water Cycle Study)

Wastewater Collection

- Additional hydraulic analysis to be carried out by Severn Trent Water Limited (STWL)
- Some sites need improvements to increase capacity, primarily around Streethay and Fazeley.
- Some areas around Little Aston and Shenstone require improvements to the network to accommodate additional flow

Wastewater Treatment

- All Waste Water Treatment works (WwTWs) need expansion or additional analysis to accommodate the additional flow with the exceptions of Rugeley, Armitage with Handsacre, Colton, Hamstall Ridware and Shenstone.
- There is no hydraulic capacity at Alrewas, Bassets Pole and Lichfield so significant investment would be required.
- The WwTW at Alrewas has very limited water quality headroom.
- There are physical (i.e. space required) and quality (i.e. capacity to process effluent properly) constraints to the WwTWs at Alrewas, Burntwood and Lichfield so significant infrastructure investment will be necessary where development is proposed. These issues also relate to Clifton Campville and Edingale if these communities wish to take on any small localised development in line with the spatial strategy proposals for small rural settlements.
- New Consent to Discharge may be refused for either Clifton Campville WwTW and/or Edingale WwTW, affecting the villages of Edingale, Clifton Campville and Harlaston which again has implications if these communities wish to take on any small scale localised development in line with the spatial strategy proposals for small rural settlements, because of the implications for the impact on the River Mease SAC.

Water Management and Flooding

4.46 Issues need to be addressed on a district/sub-district basis as well at the local level where the Environment Agency has advised that there is flood risk or a potential impact upon areas of flood risk. The infrastructure required to address issues raised will need to be in place prior to development taking place and will be agreed between the developer and the Environment Agency.

4.47 Sustainable Drainage Systems (SuDS) also need to be provided by the developer, in line with national legislation and in accordance with Environment Agency requirements which should include an agreed management plan. It is not possible to provide an indicative overall costing for SUDS as this will depend upon the individual circumstances relating to each site, however national guidance, research and emerging [codes of practice](#) are available and this will assist with evaluating viability assessments in relation to individual developments.

4.48 Settlements which are at high risk of surface water flooding, and which will therefore require particular attention on a site by site basis are:

- Lichfield;
- Armitage with Handsacre and the Longdons;
- Burntwood;
- Elford;
- Little Aston;
- Mile Oak and Fazeley; and
- Whittington.

River Mease SAC

4.49 Foul effluent from the existing built environment has been identified as a major source of phosphate into the River Mease SAC. Therefore sewage treatment works (STWs) make a significant contribution to phosphate within the catchment. Phosphate removal at STWs has been demonstrated to be the most effective mechanism to date in reducing phosphate in the River Mease SAC with phosphate removal plant having been installed at a number of sewage treatment works within the Mease catchment.

Waste

4.50 Waste Services are delivered through a shared service with Tamworth Borough Council. Costs will be met through Council Tax.

4.51 In terms of waste management and disposal, Staffordshire County Council has identified via the Staffordshire and Stoke on Trent Joint Waste Local Plan the need for several new facilities within a number of broad locations ^(vi).

4.52 Across the Staffordshire and Stoke broad area of search there is a need for the following new waste capacity for Municipal Solid Waste (MSW) and Commercial and Industrial Waste (C&I) treatment to 2026:

vi <http://www.staffordshire.gov.uk/environment/planning/policy/wastecorestrategy/home.aspx>

- Recycling Material Recovery (mechanical Sorting): 6-8 facilities or around 0.9ha each;
- Organic Waste Treatment: 2-3 facilities of between 0.9ha to 1.3ha each;
- Recycling / Material Recovery: 2-4 facilities each between 2 to 4 ha in size and requiring locations close to construction works.

4.53 The Joint Waste Local Plan sets out a hierarchy (Policy 2.3: Broad Locations) in terms of siting facilities of a local or sub-regional scale, this focuses upon large settlements across the Staffordshire and Stoke area and locally this includes Lichfield, Tamworth and Rugeley, with Burntwood being included for facilities of a local scale.

Communications

4.54 The need to reduce travel and to enable people to access services both in economic and social terms increasingly depends upon electronic communications. Work with rural communities, through the Rural Planning Project, has identified concerns over patchy mobile phone coverage and slow broadband. Staffordshire County Council and Broadband Delivery UK (BDUK) are actively seeking solutions to the issue. Superfast Staffordshire, which brings together £27m of investment from Staffordshire County Council, Broadband Delivery UK (BDUK) and BT is delivering fibre based broadband to 97% of premises throughout Staffordshire. Rollout in Lichfield District began in 2014 and is due to be completed by the end of 2017.

4.55 By the end of 2016, the target is for 90% of Staffordshire and Stoke premises to be covered by superfast broadband (minimum 24MB per second) with all premises having access to a minimum of 2MBs broadband).

4.56 New developments should be required to provide access to high speed broadband as an integral part of the infrastructure requirement for sites.

Town Centre improvements

Lichfield City

4.57 Investment in the City Centre is proposed in three phases, all private sector led but with land contributions from Lichfield District Council.

4.58 The first element which is now complete, consisted of the redevelopment of the Friary Outer car park, delivery of a hotel, expanded public car parking provision, sheltered housing and commercial space.

4.59 The second is the Friarsgate town centre improvement programme comprising retail and leisure facilities. The economic downturn has delayed commencement of this project, however work is in hand to ensure that the project is in a state of readiness to take advantage of the expected economic recovery. Development is currently scheduled to start in September 2016, with a completion date of July 2018.

4.60 The third element, programmed to commence only once the Friarsgate scheme is complete, is a proposed mixed use development of the site of the Bird Street car park. This will potentially include new specialist retail, increased public car parking, residential, leisure, office and community facilities through redevelopment of the car park and adjacent areas.

4.61 Lichfield City Council has also highlighted a number of environmental improvements which it would like to see in relation to the City centre including improvements and enhancements to the pedestrianised areas, vehicular restrictions, a car and coach parking strategy and a public urban space.

4.62 Lichfield District Council is preparing a City Centre Strategy, the document is currently in draft format, following consultation it is envisaged that the document will be adopted late 2015. In addition, the Civil Parish of Lichfield was designated a Neighbourhood Plan Area on the 10th December 2014. The Neighbourhood Plan, will have an economic focus as its central theme. The IDP will be updated accordingly to reflect the progress of these two documents and any infrastructure need reflected within them.

4.63 The designation of a Business Improvement District (BID) within Lichfield City Centre was supported at a vote which took place during July 2015. The Lichfield BID Business Plan 2015-2030 identified a range of projects that fall under five key themes which will focus on making Lichfield City Centre a safer, more pleasant and vibrant place to shop, eat drink and operate businesses in.

Burntwood

4.64 Physical infrastructure requirements focus upon the need to provide a new town centre for Burntwood, which is one of the key elements of the Spatial Strategy. This includes the need to provide an increased retail and leisure offer and appropriate transport infrastructure to support this growth. The retail/leisure offer is dependent upon private sector investment: the transportation provision identified would require investment in the form of developer contributions.

4.65 In order to deliver a safer environment in line with the Healthy & Safe Lifestyles policy theme, there is a need to undertake public realm improvements to Sankeys Corner. Small scale environmental improvements including paving and drainage works commenced late 2014 with completion due September 2015.

Tourism

4.66 Tourism infrastructure needs are covered primarily through the Town Centre improvements section (above) and, in relation to the natural environment, within the Green Infrastructure section of the IDP.

4.67 Cultural facilities are an important part of local infrastructure and contribute not only to the local economy and tourism, but also to the network of social and community infrastructure. The Burntwood Town Strategy (2011) indicates that a long standing desire to provide arts space within the town is now being progressed. It is important that, over the plan period, the importance and role of cultural infrastructure is recognised.

4.68 A desire has been expressed to link the National Memorial Arboretum at Alrewas to Alrewas village to ensure continuity of walking and cycling routes and to help stimulate more local tourism and recreation associated with the site. This would require a safe way of crossing the A38 and a footbridge has been identified as the most appropriate way to do this.

Employment

4.69 Whilst employment sites are to be delivered by the private sector, it is important that employers are encouraged to recruit local people in order to boost the local economy and reduce the need to commute long distances by car. However, there is no 'one size fits all' method to ensure that this happens, given that the employers' needs will change over time. In the first instance, employers will be encouraged to work with business and education partnerships to recruit and develop a local workforce. Much of the support needed is likely to be revenue funded e.g. skills development. No capital infrastructure needs have been identified at present but, if these arise during the plan period, they will be looked at on an 'as and when' basis.

4.70 Employment sites should also be supported by other infrastructure where there is a local need and the plan should be flexible to allow for this e.g. uses ancillary to employment sites might include a cafe or childcare facility with the view to these being used primarily by local employees. These would need to be market-driven enterprises which would be assessed on their own merits as part of the planning applications process rather than being rigidly specified at the outset of a development proposal, as this would not be viable or sustainable.

Table 4.1 Strategic Physical Infrastructure: summary of improvements needed which will arise either directly, indirectly or cumulatively as a result of development impacts.

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Transport: generic (including road, public and private transport, walking and cycling)				
Short term package of improvements listed in the Lichfield District Integrated Transport Strategy 2013-26 (see Priority 1) including,	1. £2m 2. £110,000 3. £70,000 4. £2m 5. £50,000	Developer contributions (mainly CIL) and other funding streams	Short term prior to 2018	Staffordshire County Council
1. Lichfield City Centre Local Transport Package e.g. bus network, cycle and walking routes, smarter travel choices and pedestrianisation.				
2. Bus access improvements to Route 765 (Tamworth to Lichfield)				

4 Strategic Infrastructure

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
3. Route Signage Tamworth to Lichfield 4. Electric charging points if not linked to a particular development 5. Coach parking				
Long term local transport packages listed in the Lichfield District Integrated Transport Strategy 2013-28: 1. South Lichfield ^(vii) 2. East Lichfield including Fradley 3. Lichfield City Centre Package 4. Burntwood Transport Package	1. TBC 2. £1m 3. £2m 4. £2m	Developer Contributions and other funding streams.	Phased approach aligned to development trajectory, covers short, medium and long term up until 2028.	Staffordshire County Council
Completion of Lichfield Southern Bypass (phase 3)	£4.7m (underbridge construction costs) - current estimate. £0.35m development and design works. Overall cost of providing this section/phase is £13.2m	Developer to deliver section of the bypass which will mitigate for / provide acceptable access arrangements to the Lichfield South SDA. The cost of the underbridge is estimated at present to be £4.7m for the construction of the bridge works. This will need to be delivered through CIL unless other funding becomes available. Some LTADS ^(viii) monies remain £0.7m, however at least £0.3m is	Phased approach aligned to development trajectory for South Lichfield SDA element of the scheme. The construction of the underbridge will need to follow at a later stage in the plan period.	

vii Includes, priority junction improvements, review of local traffic routing, improved bus connectivity, cycle links in Lichfield City
 viii Lichfield Transport and Development Strategy, this scheme has now ended

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
		already earmarked to support the development and design works required.		
Completion of Lichfield Southern Bypass (Phases 4a - Birmingham Road to Shortbutts Lane 4b - Shortbutts Lane to London Road).	£7m	Developer Contributions S106/S278 Local Growth Fund LTADS	2017-2019	Staffordshire County Council
Junction improvements at: 1. Sainte Foy Avenue / A5127 / The Friary 2. Bowling Green Roundabout 3. Cappers Lane/Burton Old Road roundabout. 4. A5127 / Eastern Avenue / Valley Lane 5. St John Street / A5127 / Upper St John Street 6. A5206 London Road / Shortbutts Lane / Upper St John Street / Tamworth Rd	No costings currently available	S278 agreements with developers.	Scheme 6: short term. Other schemes medium to long term	Staffordshire County Council
Burntwood Transport Package: includes new bus interchange, public realm improvements, bus access and service improvements	£2m	Developer contributions and other funding streams	Phased up to 2028	Staffordshire County Council
Burntwood Transport package	£0.6m Smarter Travel Choices £0.6m walking and cycling £1.2m public transport	Developer Contributions and other funding streams.	To tie in with town centre improvements	Staffordshire County Council

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
	£0.6m making best use of existing transport network			
Transport: improvements to the Strategic Road Network				
Muckley Corner	£5m	Potential sources: Central Government (Highways Agency) LEP growth fund Developer Funding (CIL)	Medium term 2018 - 2023	Highways Agency
Swinfen	£2.2m	Potential Sources: Central Government (Highways Agency) LEP growth fund Developer Funding (CIL)	Medium term 2018 - 2023	Highways Agency
Further junction improvements on A38 (Hillards Cross and Fradley South)	£10m	Potential Sources: Central Government (Highways Agency) LEP growth fund Developer Funding (CIL)	Medium to long term 2018 - 2023	Highways Agency. (Lichfield District Council working with partners to secure long term improvements).
Transport: Rail				
Station improvements: Lichfield Trent Valley to include, additional parking linked to Streethay SDA and disabled access provision via the installation of a lift	To be confirmed	National Stations Improvement Plan (for ticket office and shelters), Network Rail, franchisee, developer contributions.	Short to medium term	Staffordshire County Council and Lichfield District Council and other organisations to work with Network Rail and Franchisee

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
				(London Midland) to secure improvements.
Addressing capacity on West Coast Main Line	No costings available	Network Rail with service providers	Medium to long term	Network Rail
Rugeley Trent Valley station: improvements to parking and passenger waiting facilities.	No costings available at present	Network Rail, franchisee, developer contributions	Medium to long term	Staffordshire County Council and Lichfield District Council and other organisations to work with Network Rail to secure improvements.
Shenstone station: increased car parking, and increased frequency of train service serving the village.	No costings available at present	Network Rail, franchisee, developer contributions	Medium to long term	Staffordshire County Council and Lichfield District Council and other organisations to work with Network Rail to look at proposals further.
Reinstate passenger service (extension of the electrified Cross City Line - to Burton) and deliver a station at Alrewas to serve the village and the National Memorial Arboretum	No costings available at present	Network Rail, franchisee, developer contributions	Long term	Staffordshire County Council and Lichfield District Council and other organisations to work with Network Rail to look at proposals further.
Reopen line from Walsall to Lichfield via Brownhills and Burntwood: initially for freight and then for passenger services, to include delivering a station at Burntwood.	No costings available at present	Network Rail, developer contributions	Long term	Staffordshire County Council and Lichfield District Council and other organisations to work with Network Rail to look at proposals further.
Energy				

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Delivery of renewable energy to meet the sustainable energy targets set out in the Local Plan (Policy SC2).	Costs will vary depending on schemes	Developer and developer contributions with a range of other sources as applicable to the scheme.	Throughout the plan period	Developer, working with Lichfield District Council and Ofgem.
Water resources, supply and flood risk				
Water supply: major upgrades required for Burntwood. Minor upgrades to: Fradley Airfield, Streethay, Fazeley, South Lichfield. See Priority 3.	Details between South Staffordshire Water and developers.	South Staffordshire Water with developers.	In line with development trajectories. Short to medium term Burntwood, Fradley, Fazeley and South Lichfield (prior to 2018); medium term for Streethay (prior to 2023).	Developer working with South Staffordshire Water.
Water abstraction: to take account of the Catchment Abstraction Management Strategy (CAMS). See Priority 3.	Will vary	Developers	Ongoing throughout plan period.	Developers to work with the Environment Agency (licence required).
Mitigation for matters relating to flood risk as identified by the Environment Agency	Will vary depending on locations and sites	Will vary depending upon the scheme, normally developer with the environment agency and sources of funding will vary. In some instances may require developer contributions.	Ongoing throughout plan period.	Developers and Environment Agency.
Waste water collection and treatment				
Investment in wastewater collection sites as set out under Priority 4.	Details between Severn Trent Water and developers.	Severn Trent Water, Developers	Short to medium term to align with development trajectory.	Severn Trent Water with developers

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Investment in wastewater treatment works as detailed under Priority 4.	Details between Severn Trent Water and developers.	Severn Trent Water, Developers	Short to medium term to align with development trajectory	STW with developers
River Mease SAC in line with River Mease Water Quality (Phosphate) Management Plan	£640,000	Developer Contributions	Throughout plan period to 2027	River Mease Programme Board
Communications				
Broadband improvements across the District, including rural areas.	Costs will vary across the District depending on projects.	Broadband Delivery UK (£7.44m allocated across Staffordshire, matched with £7.44m Staffordshire County Council).	Short term prior to 2016 (BDUK projects) and ongoing throughout plan period.	Staffordshire County Council with BDUK and other providers.
Town Centre Improvements				
Lichfield City Improvements: <ul style="list-style-type: none"> Friarsgate (retail and leisure); Bird Street car park redevelopment. 	£100m investment value (Friarsgate) Bird Street - no information currently available.	Mainly private sector funding LEP growth funding	Friarsgate short term (prior to 2018), Bird Street after completion of Friarsgate.	Private sector led in partnership with Lichfield District Council
Burntwood Town Centre improvements: improved retail, community facilities and leisure to deliver a town centre.	£7m.	Mainly private sector funding Potential LEP growth funding	Short term	Private sector led in partnership with Lichfield District Council
A range of public realm improvements to Burntwood, including works at Sankeys Corner, and improving and increasing parking in Burntwood Town Centre.	£570,000.	Sources will vary, including CIL / S106 Potential LEP growth funding	Short term	Staffordshire County Council, Lichfield District Council, Burntwood Town Council, developers and other partners as applicable.

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Other public realm improvements across the District as applicable.	Will vary	Will vary	Throughout the plan period.	Staffordshire County Council, Lichfield District Council, and other partners as applicable.
Employment				
A range of infrastructure to support employment sites e.g. creche, cafe, open space for employees etc	£4m	Private sector	Throughout plan period	Private sector
Infrastructure to support skills and training.	Schemes will vary	Public, private and voluntary sector.	Throughout plan period.	Partnership approach depending upon scheme.

Strategic Social and Community Infrastructure

Housing mix

4.71 The Local Plan seeks to achieve a balanced housing market which serves the needs of the District's communities. Given the ageing population of the District, older residents will need to be specifically catered for, to ensure that housing addresses their changing needs, whether this relates to them having the support they need to remain in their own homes for longer, or a choice of alternative accommodation such as sheltered housing or a higher level of care. For this reason the following will need to be provided as part of the District's housing portfolio:

- Provision of supported housing and care homes;
- Smaller dwellings of all tenures; and
- Residential layouts that ensure that communities are designed with the wellbeing of the ageing (and less mobile) populations in mind.

4.72 Development Management Policy H2 is designed to ensure sufficient and relevant provision of affordable homes. A target is set by the policy that up to 40% of new dwellings (including conversions) must be provided as affordable housing, subject to viability testing. In order to assist with delivery, developers will be expected to seek Homes and Communities Agency investment where available, or other delivery mechanisms such as Public Land Initiatives and Local Asset Backed Vehicle arrangements. For Lichfield and Burntwood, affordable housing will be required on housing developments of 15 or more dwellings or on sites over 0.5ha in size. However to address rural needs and sustainability within the larger rural communities (as set out in the rural settlement hierarchy), affordable housing will be

required on housing developments for 5 or more dwellings or sites over 0.2 ha in size, and 100% on small rural exception sites. The detailed criteria are set out in Policy H2. This lower threshold reflects the smaller nature of sites that are likely to be delivered in the rural area. The dynamic viability model for affordable housing delivery is set out in **Appendix D**.

4.73 Policy H3 of the Local Plan sets out the requirements for providing for Gypsy, Traveller and Travelling Showpeople needs, taking into account National Planning Policy for Traveller sites (CLG March 2012) and the local evidence base. Site specific infrastructure requirements are set out in the national Good Practice Guide: 'Designing Gypsy and Traveller Sites', in determining specific on-site infrastructure needs.

Education and skills

4.74 Staffordshire County Council is responsible for the overall provision of state education within the District (although some schools now operate independently as Academies). New residential developments are likely to bring more children into a school catchment area which may have an effect on local school rolls. In some cases the existing primary and secondary school rolls do not have spare capacity. Increasing school rolls also put additional pressure upon existing school facilities. Consequently, contributions will be required towards the cost of school infrastructure, where a development would lead to an increase in school places as a result of new housing development, or where it would place pressure on restricted infrastructure.

4.75 Schools also play a significant role in the community beyond their statutory remit. 'Extended schools' operate in various ways, branching out to serve local communities for example through allowing use of their premises for before and after school and holiday clubs, community use, activities, support and access to services. There is a real opportunity for innovation, particularly where new schools are required as part of the Strategic Development Allocations (SDA), linking schools with the requirement for local community centres, community hubs, sport and recreation provision. Such an approach can maximise use of space by providing flexible and multi - functional areas which can be used both by schools and the wider community. This also has the potential to minimise costs by linking buildings and spaces together.

Primary education

4.76 New / enlarged primary schools (incorporating nursery provision) will be required at the following SDAs: Fradley, Streethay, Deans Slade Farm and South Lichfield. In terms of Lichfield City, a 1.5 Form Entry (FE) school is required for the Streethay SDA, and to the south of the City new development generates a cumulative need for a total of a further 3FE. This will provide for the 3 SDA's to the south (Deans Slade, South Lichfield, and Cricket Lane) which generate a need for 2FE provision between them, plus cumulative growth in the City. This demand is over and above the new primary school being provided in Cherry Orchard which is to meet an immediate current shortfall in provision as schools in this area (south) are already at capacity. However, where the need for a new school is not specifically identified, developer contributions will still be required to ensure that existing schools in the area have the capacity to take on the increasing numbers of children likely to result from the development. Cross boundary provision will need to be addressed in the longer term to address the cumulative impacts of development in and adjacent to Rugeley which includes

parts of Lichfield and Cannock Chase District Councils. This issue is under discussion: over the plan period the equivalent of a one form entry (1FE) school is required although there are a number of options for achieving this. The IDP will be updated accordingly, although £4m is an indicative cost for a 1FE new primary school.

Secondary and higher education

4.77 Secondary and post sixteen places need to be addressed at the District - wide level due to the size of catchment areas: all developments will need to make a contribution to this provision.

4.78 Secondary education capacity is required to increase from 20FE to 25FE to accommodate generated need. Additional capacity will be delivered by enlarging all three existing high schools Netherstowe, The Friary and King Edwards VI High School. The Friary and King Edwards will both be enlarged by 2FE. Remaining growth will be accommodated at Netherstowe. This takes advantage of the fact that Netherstowe is currently not full and ensures the school's capacity for growth is maximised and the gap in size between Netherstowe and the other two secondary schools in the City is minimised.

4.79 The raising of the education participation age has implications for infrastructure over the plan period. This does not just relate to schools, although there is an anticipated slight increase in sixth form attendance, but more work place opportunities will be required alongside apprenticeships and Further Education college placements. The role of the County Council (Local Education Authority) is to commission places for students and provide the necessary funding, which will primarily be in the form of revenue, rather than capital infrastructure needs.

4.80 A £2.5m vocational centre was opened in 2010 through a partnership between the area's five secondary schools, Saxon Hill and Queens Croft schools, Stowe teaching unit, South Staffordshire College and local training providers. The focus is on 14 to 19 year olds, but the centre is available at evenings and weekends for adult learning.

4.81 Staffordshire Local Education Authority has identified costings of £22m over the plan period for investment in secondary and post 16 education, which mainly impacts upon Lichfield City and its associated catchments. Options are currently being investigated in conjunction with local schools to consider where this requirement can be met, including whether a new school will be required or whether there is scope to extend existing facilities.

4.82 Staffordshire County Council are currently undertaking consultation on their Staffordshire Learning Infrastructure Framework which aims to set out how those with a role to play in providing childcare or education places for Staffordshire's children can work together. Updates on the Learning Infrastructure Framework will be included in updated versions of the IDP.

Community Provision

4.83 Community provision is covered primarily in the 'local infrastructure' section as this deals with a range of local needs, rather than wider strategic issues, and these issues vary from community to community.

4.84 No broad strategic infrastructure needs have been identified in terms of community provision although Burntwood Town Council has indicated a shortfall in the town: this is covered in the 'local infrastructure' section.

4.85 Strategically it is important that the IDP recognises the need to be flexible over the plan period, as the needs of the community will change over time. Therefore the IDP will need to pick these issues up as they arise - it is a 'living' document which will be regularly updated. For example the Fire Service has been redeveloping (via PFI funding) a number of fire stations which incorporate community facilities. It is particularly important that the needs of the voluntary sector and organisations supporting and developing communities are recognised and addressed.

4.86 Access to a community facility is a vital part of any residential development. Community facilities need to be provided as part of the Strategic Development Allocations and as such are also detailed local infrastructure chapter. Space should be flexible and able to accommodate a range of uses. There are no national or local standards for the provision of community facilities and there is scope for innovation (see 'Education' above), and details will need to be worked up which address the particular needs and issues of each development. As a broad principle each facility should comprise the following as a minimum:

- Main hall large enough to accommodate sport activity which should be capable of being sub divided for smaller meetings / events;
- Smaller rooms (minimum of two) for smaller meetings and to enable outreach facilities to be run from the facility. These rooms should be private as they are likely to be used, for example, by outreach health services or by the voluntary sector. In addition the police have stated that they will require a presence in new communities and will need a facility from which to operate - this shared community space could offer such a facility; and
- Access to a secure outdoor area suitable for playing outdoor games etc.

Health and wellbeing

Health centres/doctors surgeries

4.87 As part of the changes to the NHS brought about by the Health and Social Care Act 2012, Primary Care Trusts (PCTs) and Strategic Health Authorities (SHAs) ceased to exist on 31 March 2013. Their responsibilities were taken over by Clinical Commissioning Groups (CCGs) and the NHS Trust Development Authority.

4.88 As the Local Plan and the IDP were being formulated, the main input in relation to infrastructure provision was provided by representatives of the relevant PCTs. This is the most up to date information available at present, and will be updated accordingly:

- The PCT identified the need for new / additional provision in Burntwood, there is currently commitment to deliver one new health centre. The IDP will be updated when further information becomes available;
- In terms of Fradley, the PCT advised that there is currently no provision within Fradley itself, with residents using facilities at Alrewas and Lichfield. There is some limited additional capacity at Lichfield. In the longer term however the District Council would

wish to see some services delivered in the village itself, either in a bespoke unit (in 2010 the PCT indicated that a 2 GP surgery would cost in the region of £350,000) or as outreach provision;

- In terms of the key rural settlements, there may be future capacity issues at Fazeley, but this will need to be clarified at the Land Allocations stage of the Local Plan.

4.89 In order to provide strategic direction and coordination of health provision across the District a focus group has been established consisting of officers from LDC and NHS England including representatives from the relevant commissioning groups.

Accessibility

4.90 Infrastructure planning needs to take account of the needs of people with restricted mobility. The Disability Discrimination Act addresses many of these needs but there is much more that can be done through the early consideration of issues, and it is recommended that, as projects come forward through the infrastructure planning process the input of appropriate groups is sought at the earliest opportunity.

Residential care provision

4.91 With projected population increases, Staffordshire County Council has identified the need to increase levels of residential care for children and adults with high levels of physical and mental dependency. Schemes will vary throughout the plan period with Staffordshire County Council continuing to assess ongoing need and lead on provision. Any relevant strategic schemes will be included in the IDP as the plan period progresses.

Arts and Cultural Facilities

4.92 Arts and cultural facilities have been included under the 'health and wellbeing' subtitle due to their role in bringing communities together as described in chapter 10 of the Local Plan. However they could just as easily be included under tourism and the local economy. Notwithstanding this, a need has been identified for exhibition space to serve the District as no dedicated space is currently available. No costings are available presently as this depends upon whether the facility is to be a new building or reuse of premises. In addition there is a desire for public art to be incorporated into new developments.

4.93 As mentioned under 'community facilities' Burntwood Town Council has identified a shortfall in provision for arts and culture locally.

4.94 Support should also be given to a range of other facilities and amenities as the plan period progresses which help to support the delivery of arts and culture, and other recreational activity across the District. Such assets and facilities could range from school and village halls and places of worship, parks and gardens, to more purpose built community centres, arts studios and workshops and more informal meeting places.

Indoor Sports Provision

4.95 Facilities Planning Modelling (2010) identified the need for improved or new indoor sports provision to serve Lichfield City and the surrounding areas, hence its strategic significance as an infrastructure project. The need was highlighted for a six lane 25m swimming pool plus learner pool and either a four or six court sports hall, depending on whether or not existing facilities can be more intensively used in the Lichfield City area.

4.96 Further work has since been undertaken^(ix) to determine how this could be achieved in terms of using facilities more efficiently and considering what additional investment would be required. The report concluded that the following priorities should be taken forward:

- Refurbishment of Friary Grange Leisure Centre (works completed in January 2014: project cost £400,000)
- Redevelopment and extension of Friary Grange Leisure Centre to provide new training / teaching pool, health and fitness suite extension and potential sports hall extension. Business case to be developed to define the final scope of redevelopment (pool costs: £735,000, general redevelopment £765,000)
- Development of a new 4-court sports hall at Netherstowe School (£2.8m).

Playing Pitches

4.97 The Playing Pitch Strategy has analysed local need, demand and potential participation rates relating to the main sports played in Lichfield District (football, rugby, cricket, hockey, tennis and bowls) and identifies areas of shortfall, of under-use and areas where provision could be improved. Some improvements are specifically to serve local communities and this is covered in the Local Infrastructure chapter.

4.98 Investment in other playing pitch facilities, however, serves a much more strategic need as many facilities serve a number of clubs and organisations. The strategy aims to ensure that there are sufficient pitches and courts to cater for demand for both matches and training, that facilities are of the required quality and to facilitate club development and participation at all levels.

4.99 At the strategic level, the Playing Pitch Strategy concludes that:

- In terms of the quality of football provision, this could include the provision of new or improved changing facilities, better investment and maintenance regimes, developing small stadia facilities when the standard of play reaches such a level that these are needed, and potential flood lighting at clubs to facilitate training;
- Cricket facilities need improved training provision (Burntwood and Kings Bromley) and changing facilities;

- Rugby clubs need support for the provision of new facilities, or the improvement of existing facilities and to expand or relocate when appropriate: there are particular pressures upon existing facilities at Burntwood RUFC;
- Hockey facilities should be supported in terms of additional provision subject to a clear business case, and in terms of improving existing pitches and facilities;
- Bowling provision should focus upon improving the quality of existing provision, with any additional facilities being provided in the Lichfield South and East and Tamworth Housing Market Area to match the areas of higher participation and to meet gaps in accessibility;
- In terms of tennis, work with the Lawn Tennis Association (LTA) is required to ensure that the merger of Lichfield Lawn Tennis Club and the Friary is not detrimental to the development of tennis in the District. Lichfield Lawn and Friary Tennis Clubs merged in 2012, and are now called Lichfield Friary Lawn Tennis Club. The District Council's Sport Development services has provided support with club development in particular, aiding access to local schools in order to promote and grow the junior section. In conjunction with this the Sports Development services are also working with partners to develop community provision at Beacon Park.

4.100 Standards for playing pitch provision are set out in the Local Plan (Development Management Policy HSC2).

4.101 It costs around £60,000 - £100,000 to deliver a playing pitch depending upon the site in question, land conditions, topography and other local circumstances. Changing blocks cost around £250,000 for a 2-team block, and £350,000 for a 4-team block. Overall it is preferable to concentrate facilities on multi-pitch sites where possible.

4.102 Although the Playing Pitch Strategy focuses upon the main sports which are played within the District, other sporting and recreational facilities should also be supported where appropriate to ensure that all of the District's residents, employees and visitors have a wide range of opportunities to participate in sport and physical activity which suits their needs, interests and ability. This could include provision for croquet, American Football, cycling, walking, skateboarding, outdoor gyms to name a few examples which are also played / utilised within the District.

Community Safety

4.103 In strategic terms, the need for CCTV has been highlighted through the consultation process, particularly relating to town centres and also hotspots for crime and antisocial behaviour. However, it is considered that CCTV should be installed only as a last resort in terms of infrastructure planning, with clear evidence being produced that this is the only feasible option, or a short term solution whilst other longer term solutions are sought, e.g. by designing out crime, which could include natural surveillance. In public places, particular regard must be had to the Government's Crowded Places agenda^(x) and infrastructure planning should be developed accordingly.

x Crowded Places: the Planning System and Counter Terrorism, Home Office January 2012

4.104 Specific community safety infrastructure projects will be included in the 'local infrastructure' section of the IDP where relevant as the document is updated and the plan progresses.

Table 4.2 Strategic Social & Community Infrastructure: summary of improvements needed which will arise either directly, indirectly or cumulatively as a result of development impacts

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Housing				
<p>A range of housing and accommodation to meet identified needs in line with Local Plan policies H1 and H2 including:</p> <ul style="list-style-type: none"> • Affordable housing • Housing to meet the varied needs of the ageing population • Provision for gypsies, travellers and travelling showpeople • Care facilities including elderly care, and residential care facilities for children and young people 	Will vary	Sources will vary: combination of private, and public sector, grant aid, developer contributions (S106). Levels of affordable housing to be determined by Local Plan Policy H2.	Throughout plan period in line with trajectory	Mainly developers but schemes will vary.
Education and skills				
Primary Education	New schools required for East of Lichfield (Streethay) Deans Slade Farm and South Lichfield SDAs, and a new school and extended facility to serve Fradley. Details set out under Local Infrastructure to prevent double-counting and duplication.	S106 where this directly relates to on-site provision, CIL to address other, cumulative need (e.g. East of Rugeley and expansion to schools in villages should growth require this: to be determined at Local Plan Allocations stage or through Neighbourhood Plans).	See Local Infrastructure in relation to SDA schools	Staffordshire County Council
Secondary education and post - 16 education (NB Primary school needs are covered under 'local infrastructure').	£22m for schools serving Lichfield and its catchments.	Combination of public sector funding and developer contributions (CIL) for secondary education.	20-22 FE by 2018 22-25 FE by the end of plan period	Staffordshire County Council

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Community provision and community safety				
Community provision - detailed area and site specific proposals covered under 'local infrastructure' but also included here to allow new community proposals to emerge over the plan period. Likely to include provision for the voluntary sector, increased police presence in communities, arts and cultural facilities, childcare provision, care schemes, community safety schemes including those which address designing out crime and crowded places, etc.	Will vary. Some details included in Local infrastructure section eg community facilities in line with SDAs	Sources will vary: may include developer contributions, mainly CIL	Throughout plan period	Parish and Town councils in partnership with community / voluntary sector
Health, sport and recreation				
Health centres / improvements to address capacity and access - covered under Local Infrastructure (Burntwood and Fradley). Fazeley may need investment - to be determined at land allocations stage.	See Local Infrastructure	See Local Infrastructure	See Local Infrastructure	See Local Infrastructure
Improvements to indoor sports facilities to serve Lichfield City and the surrounding rural communities.	£4,610,000, of which: 1. Friary Grange Leisure centre redevelopment £765,000 2. Friary Grange additional Pool £1m 3. Netherstowe - new 4 court hall £2,845,000	Public funding and developer contributions (CIL) for funding shortfall.	Medium term.	Lichfield District Council

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Improvements to playing pitch provision in line with the Playing Pitch, Tennis and Bowls Strategy (also includes cricket, football, hockey, rugby) and other playing pitch proposals as evidenced by local communities. Specific areas of deficiency or need are highlighted under 'Local Infrastructure'.	Schemes will vary, but the cost of a playing pitch is between £60 - £100k depending on local circumstances. Changing blocks cost around £250k.	Depending on the scheme, funding from clubs, public bodies, grant aid, developer contributions (S106 or CIL).	Ongoing throughout plan period	Lichfield District Council in partnership with parish and Town Councils, and local clubs and organisations.
Improvements to open space provision in line with the Open Space Assessment (see also 'Green Infrastructure') to include equipped play, informal play and amenity green space. Specific areas of deficiency or need are highlighted under 'Local Infrastructure'.	Play for 8 key sites - 145K per site	Depending on the scheme, funding from grant aid, public bodies, developer contributions. (S106 / CIL).	Ongoing throughout plan period	Lichfield District Council in partnership with Parish and Town Councils.

Strategic Green Infrastructure

4.105 Natural England defines Green Infrastructure as '*a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multi-functional resource, capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens*'.

4.106 The District Council is developing a detailed study of the Green Infrastructure needs, to include canals, rivers, wetland and floodplain ('blue infrastructure'). This study will utilise a range of evidence such as the Open Space, Sport and Recreation Assessment, Historic Environment Character Assessment and Biodiversity Action Plan and will also look at linkages and connections with other areas across the District boundary. This study will complement the IDP and will help to shape priorities for investment in the future.

4.107 There is an overall need to improve the District's Green Infrastructure in terms of particular locations, and improving linkages between sites. In some areas there are specific deficiencies, and, where evidence is available and specific solutions have been suggested these are detailed under the 'Local Infrastructure' section.

4.108 The following paragraphs detail specific strategic need based on current available evidence.

Open Space

4.109 The Open Space Assessment covers the following categories:

- Provision for children and young people (equipped play, and less formal play)
- Amenity green space (for informal activity close to home or work)
- Natural / semi natural green space
- Parks and gardens
- Green corridors (such as walkways and cycleways)
- Water spaces (such as lakes)
- Allotments (for growing own produce)
- Cemeteries and churchyards
- Civic spaces (providing the setting for public and community events, including theatres, religious and other cultural venues).
- Urban Fringe

4.110 The Open Space Assessment looks at issues in terms of quantity, quality and accessibility, identifies areas of shortfall (highlighted in the 'local infrastructure' chapter) and sets standards for provision which are set out in Policy HSC1 of the Local Plan.

Sport and Recreation

4.111 Playing pitches and other recreational facilities form part of the Green Infrastructure network, and requirements are considered under 'Social and Community' infrastructure.

Cannock Chase Area of Outstanding Natural Beauty and the Cannock Chase SAC

4.112 The Cannock Chase AONB contains a Special Area of Conservation (SAC): a strictly regulated site protected by the European Habitats Directive. Research has shown that 75% of all visitors to the Cannock Chase SAC are from within a 15km radius of the SAC. In the absence of mitigation, the planned level of residential growth within a 15 kilometre radius from the edge of Cannock Chase SAC is likely to have a significant effect on the SAC. The greater part of this effect would arise from development within a 0-8km zone as it has been determined through research that this zone would contribute the most visitors to the SAC. Lichfield District Council will need to provide measures for mitigating the impact of development upon the SAC in line with the Visitors Mitigation Strategy and Policy NR7 of the Local Plan.

4.113 A Cannock Chase SAC partnership (of which Lichfield District Council is a partner) has been formed and has developed a programme of mitigation (Strategic Access Management and Monitoring Measures (SAMMM)). This provides simplicity for planners and developers providing a consistent approach to the protection of the SAC from the significant effects of residential development contained in the Local Plans within 15km of the boundary of the SAC through the delivery of the SAMMM.

4.114 The District Council has adopted a 'Cannock Chase Special Area of Conservation (SAC) Guidance to Mitigate the Impact of New Residential Development' in March 2015 which sets out a mechanism for the calculation of developer contributions. This document details how sufficient mitigation can be delivered to ensure that planning decisions made by the District Council do not result in adverse effects on the integrity of the SAC. The current cost of £1.97 million for SAMMM measures necessary to enable the delivery of the planned

housing provision, has lead this authority and the Cannock Chase SAC Partnership to only require a financial contribution where a new residential property is within a 0-8km zone of the Cannock Chase SAC.

4.115 Other forms of development within the 0-15km zone which may give rise to additional visits to Cannock Chase SAC may need to carry out a Habitats Regulations Assessment (HRA). Participation in the developer contributions scheme is optional and applicants will need to conduct their own HRA if they do not wish to participate.

Central Rivers Initiative

4.116 The Central Rivers Initiative is a partnership project to develop a network of thriving water based parks and nature reserves along the Trent and Tame river corridors, along with complementary infrastructure projects for example viewing towers, linked viewing areas and river trail, marina and hotel facilities and improved rail access. The partnership is between Staffordshire County Council, Lichfield District Council, Tamworth and East Staffordshire Borough Councils, private landowners, the National Forest, the National Memorial Arboretum and Staffordshire Wildlife Trust. The project is likely to be ongoing throughout the plan period as opportunities arise. Funding will be via mineral companies, developer contributions, National Forest Company incentives, Environment Agency, Forestry Commission and Natural England Higher Level schemes. The IDP will be updated as the project progresses.

Chasewater Country Park

4.117 Significant infrastructure requirements are required to Chasewater Country Park in terms of maintenance, enhancement of landscape, protection of natural resources and the historic environment, promotion of public access and understanding of the countryside. Much of the site is a designated Site of Special Scientific Interest. In terms of heathland management, the site is a Higher Level Scheme (HLS) under the Defra administered Environmental Stewardship scheme which runs from 2007 to 2017. The five primary objectives of this scheme are:

- Wildlife conservation;
- Maintenance and enhancement of landscape quality and character;
- Natural resource protection;
- Protection of the historic environment;
- Promotion of public access and understanding of the countryside.

4.118 A wider programme of improvements to Chasewater Country Park, including creating and enhancing cycling/walking routes, improved signage and interpretation, improvements to play and fitness provision, improvements to facilities for people with mobility problems, development of a canopied seating area and a community facility are proposed by Staffordshire County Council who own the site.

4.119 River Mease Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)

4.120 A River Restoration Plan has been developed for the River Mease and Gilwiskaw Brook to help achieve the objectives of the Habitats Directive and the Water Framework Directive, which are pieces of European legislation that aim for SAC rivers' to achieve favourable condition and good ecological status respectively.

4.121 The Habitats Directive requires the potential effects of spatial and land use plans (ie Local Plans) on European sites such as the River Mease SAC to be assessed. The Developer Contribution Scheme (DCS) is the result of this assessment and provides a strategic approach to off-setting the negative effects of development.

4.122 All new housing and commercial development which contributes additional waste water (and therefore phosphate) through a sewage treatment works which discharge into the River Mease catchment will have a direct impact on water quality and will be required to provide developer contributions or undertake appropriate mitigation.

4.123 A number of projects, some taken from the River Restoration Plan are to be delivered within the first development window of the DCS (which equates to the removal of 700g/phosphate per day). Additional actions within this first development window also include the delivery of one silt trap and education.

Restoring the Lichfield Link: heathland projects

4.124 The sustainable management of heathland across the District is a key priority. In addition to the works outlined at Chasewater Country Park including Wharf Lane (above), heathland management schemes are being developed at Muckley Corner (Wall Butts Common), Pipehill Crossroads (Pipe Hill Heathlands or Pipe Marsh Common), Ironstone Road heathland and Gentleshaw Common (the latter is a High Level Stewardship (HLS) scheme) and these, together with funding sources, are set out in the table later in this chapter. One of the key elements of the overarching project is to increase and improve green infrastructure links in relation to heathland across the District.

Canals

4.125 A review of canal conservation areas to ensure appropriate enhancement and protection to inland waterways is scheduled to take place prior to 2016. Once complete, this will show any infrastructure works which will be required and the IDP will be updated accordingly.

4.126 The restoration of Lichfield and Hatherton Canal is being led by the Lichfield and Hatherton Canal Trust. The Lichfield Canal project is estimated to cost £50m in total and is likely to be implemented post 2016 in three phases. A package of funding will be required and possible sources of funding are likely to include developer contributions, the David Suchet Appeal, Member contributions, the Inland Waterways Association, the Manifold Trust and other possible grant funding.

Woodlands and hedgerows

4.127 National Forest woodland and new woodland creation is proposed including supporting the Long Distance Trail. The delivery will be led by the National Forest Company and funding will be via the National Forest Company incentives and the English Woodland Grant Scheme and its successor the Countryside Stewardship Scheme. The project will be delivered prior to 2016 and the IDP will be updated as the project progresses.

4.128 Wider improvements to woodland and hedgerow areas and habitats for priority protected species, and the creation of new woodlands, hedgerows and habitats for priority protected species will be addressed throughout the plan period as opportunities arise.

Local Nature Reserves

4.129 110 hectares of open space has to be declared as a Local Nature Reserve (LNR). Christian Fields to the north of Lichfield has been declared an LNR and further work is needed, both with regard to this site and in designating other sites across the District.

Table 4.3 Strategic Green infrastructure: summary of improvements needed which will arise either directly, indirectly or cumulatively as a result of development impacts

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Open Space - general				
Improvements to open space provision in line with the Open Space Assessment, and emerging Green Infrastructure study and evidence from local communities. Specific areas of deficiency or need are highlighted under 'Local Infrastructure'.	Costs will vary	Sources will vary: public, private, grant aid, developer contributions (S106 / CIL)	Throughout plan period.	Implementation will vary although the strategic framework is set by Lichfield District Council.
Improvements to and promotion of public rights of way network following development and restoration of mineral extraction sites	Cost will vary	Developer Contributions	Throughout plan period	SCC
Cannock Chase Area of Outstanding Natural Beauty				
Measures for mitigating the impact of development upon the Cannock Chase Special Area of Conservation (SAC), including Gentleshaw Common in line with the Visitor Mitigation Strategy.	£1,970,000	Sources will vary but mainly developer contributions (S106 / CIL)	Throughout plan period to align with trajectory.	Cannock Chase SAC Partnership
Support for wider AONB management including to surrounding landscapes and habitats to create a more functional ecological network	TBC	Developer Contributions, other grant funding sources	Throughout plan period to align with trajectory.	AONB Partnership and LNP

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Central Rivers Initiative				
Network of water based parks and nature reserves along the Trent and Tame river corridors with associated projects such as walkways, cycleways, viewing towers, linked viewing areas, river trail etc	£940,000.00	Sources vary e.g. mineral companies, National Forest Company incentives, Environment Agency, Forestry Commission, Natural England Higher Level schemes, Developer Contributions (S106 / CIL)	Throughout plan period	Central Rivers Initiative
River Mease SAC (Special Area of Conservation) and SSSI				
River Restoration Plan	£760,481.00 (£267,026 within Lichfield District)	Developer Contributions - Pooled EA NE	Throughout plan period and beyond until 2050	NE/EA
Chasewater Country Park				
Measures to ensure Chasewater Country Park SSSI is brought into and maintained in a favourable condition	£460,000	Higher Level Stewardship Scheme Develop Contribution, Public Sector, Private Sector, Grant aid	Prior to 2018 Higher Level Stewardship Scheme, other improvements beyond this date	SCC
Continuous improvements to Chasewater Country Park including infrastructure facilities, promotion of public access and understanding of the natural environment	£200,000	Developer Contributions Public sector Private sector Grant aid	Throughout plan period	SCC
Heathland				

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Restoring the Lichfield Link programme for sustainable heathland management across the District:	1. £111k	1. £84k S106	Short to medium term.	Lichfield District Council in partnership with the voluntary sector and others.
	2. £59k	biodiversity offsetting,		
	3. £93k	£20k other developer contributions secured,		
	4. £280k	£7k community forest grant		
1. Muckley Corner Common	-			
2. Pipehill Common	320k	2. £59k S106 biodiversity offsetting		
3. Ironstone Road	5. 76K	3. £93k S106 biodiversity offsetting		
4. Gentleshaw Common SSSI	6. £182k	4. £280k - £320k HLS grant likely to be claimed by time scheme completes (2020), £20k Staffs. Development Fund		
5. Wharf Lane SSSI		5. Higher Level Stewardship		
6. 4.1ha other heathlands project		6. £182k S106 biodiversity offsetting		
Canals				

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
General improvements to the canal network to improve green infrastructure links e.g. towpaths, walking and cycling routes, biodiversity. Review of canal conservation areas will inform more specific future infrastructure needs in those areas.	Costs will vary.	Sources will vary: grant aid, public and private funding, developer contributions (CIL)	Throughout plan period	Will vary depending on the project but Lichfield District Council to provide the strategic context in partnership
Restoration of the Lichfield Canal - with the exception of works directly connected to the SDA's to the South Lichfield.	£50m	Lichfield District Council, other contributions, David Sweet Appeal, Inland waterways Association, Manifold Trust grant funding, possible developer contributions	Medium to long term	with others Lichfield and Hatherton Canal Trust. Implementation to be led by Canal & Rivers Trust.
Woodlands and hedgerows				
Improvements relating to the National Forest including support for the Long Distance Trail	Will vary	National Forest Company Incentives and the England Woodland Grant Scheme and its successor.	Long Distance Trail - short term prior to 2018. Other initiatives ongoing.	National Forest Company.
Increasing and improving woodlands, hedgerows and habitats for priority protected species across the District.	Costs of schemes will vary	Grants, private and public funding, possible developer contribution (S106 / CIL)	Ongoing throughout plan period	Lichfield District Council in partnership with others.
Local Nature reserves (LNR)				
Achieve 110 ha LNR open space across the District and develop infrastructure to support this. Christian Fields declared an LNR, Muckley Corner due to be declared an LNR 2014/15 Gentleshaw Common in 2015/16.	See Heathland projects re Muckley Corner and Gentleshaw Common	Funding secured to enable declaration of LNRs / habitat management (see under 'heathland projects') but further funding required (CIL / grants) to improve access, security (eg from illegal use by motor vehicles),	Short term	Lichfield District Council in partnership with others.

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead	
		onsite information etc.			

5 Local Infrastructure Needs

5.1 This chapter sets out the infrastructure needs which relate specifically to local communities. It is divided up into needs which relate generically to each settlement, and those needs which relate specifically to the Strategic Development Allocations (SDAs).

5.2 It should be noted that, in some instances, developer contributions refer to both CIL and Section 106 at this point. This is not due to double counting, but because it has not yet been determined which pieces of infrastructure will be funded by which particular mechanism. This will be set out when the CIL Charging Schedule and Regulation 123 List is produced and the IDP will then be updated accordingly.

Lichfield City

5.3 Lichfield City's non site-specific infrastructure needs are covered primarily in the Strategic Infrastructure chapter (for example leisure, transport and town centre development). In the future, more localised issues may be set out in a Neighbourhood Plan or through the emerging City Centre Strategy which is being prepared in partnership with a range of organisations relating to Lichfield City. In terms of open space requirements, reference can be made to the details contained within the Open Space Assessment 2012, and in terms of playing pitch, tennis and bowls provision, the Playing Pitch, Tennis and Bowls Strategy 2012 should be utilised.

South of Lichfield Strategic Development Allocation

5.4 450 homes will be delivered to the South of Lichfield between 2015 and 2019. These will be delivered as follows:

Table 5.1 South of Lichfield SDA Assumed Delivery of homes 2015-19

Year	2015/16	2016/17	2017/18	2018/19
Approx. completions	75	150	150	75

5.5 The following infrastructure is needed to serve the site and to ensure that it links to its surroundings effectively (in addition to contributions to the provision of strategic infrastructure).

Table 5.2 South of Lichfield SDA site specific infrastructure needs.

Infrastructure Requirement South of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
Physical Infrastructure				
Developer to deliver on-site section of the bypass from London Road to the railway embankment, (also protecting the route of the Lichfield Canal), through S278 agreement and as part of wider scheme to complete the bypass (see Strategic Infrastructure). Design of the internal road network to accord with the Manual for Streets.	See Strategic Infrastructure section	Developer / S106 or S278 (in relation to onsite works), bypass completion involving underbridge	Work to begin at outset of development (2015) to allow for construction traffic to access the site.	Developer with Staffordshire County Council

Infrastructure Requirement South of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
		construction is a wider scheme not just related to this SDA)		
Enhance bus routes and increase frequency of services to provide a convenient and well designed service connecting all new neighbourhoods and provide links into Lichfield City Centre and local railway stations. All proposed development should be within 350m of a bus stop. Two new 20 minute frequency bus services are required to link the new South of Lichfield allocation (s) to the city centre to ensure linkages to existing bus station, Train Stations local shops and education provision.	Will vary	Developer with Staffordshire County Council and service providers.	Alongside first occupation (2015 - 2019)	Developer with Staffordshire County Council and service providers.
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside and to Lichfield City Centre. Integration of safer cycle and pedestrian routes to existing and proposed schools, to encourage walking and cycling for young people will be a priority.	Will vary	Developer and S106	Prior to first occupation (2015)	Developer with Staffordshire County Council
Smarter Travel Choices will be promoted to ensure residents are aware of the options available to them to reduce car usage.	Will vary	See Strategic Infrastructure (transport)	Alongside occupation (2015-19)	Developer with Staffordshire County Council
Measures to address water supply and waste water treatment (see Strategic Infrastructure).	Will vary - see Strategic Infrastructure	See Strategic Infrastructure	To be agreed between developer and utilities companies.	Developer with South Staffs Water and Severn Trent Water.
Relocation / provision of existing utilities infrastructure	Will vary	Developer and utilities companies	To be agreed between developer and utilities companies.	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Costs will vary	Developer, possibly S106 depending on design of scheme.	Alongside construction to begin 2015	Developer with Environment Agency.
Measures for mitigating the impacts of the adjacent railway line will be incorporated.	Costs will vary	Developer	Alongside construction to begin 2015	Developer

Infrastructure Requirement South of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community Infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Cost will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	2015 - 2019	Developer in partnership with other organisations as applicable.
New primary school, one Form Entry (FE) providing for 210 places plus nursery provision. This requires a site of 12,000m ² and must be in a location accessible by public transport and cycle / pedestrian routes. Additional land is being sought by SCC to provide future flexibility, to enable a further 1FE expansion to be accommodated. This will incorporate the need arising from the Cricket Lane Site, and to address the wider planned growth in housing beyond the 1,350 sites proposed for South Lichfield (Deans Slade, Cricket Lane and South Lichfield SDA's generate a need of 2 x1FE schools between them to meet their own need with a further 1FE needed for cumulative further growth).	£4m (1FE)	S106 and Staffordshire County Council	Phasing / trigger points to be agreed with Staffordshire County Council	Developer with Staffordshire County Council
Community centre to be delivered as part of a community 'hub' and potentially linking to the school in line with details set out under 'strategic infrastructure'.	£800,000	S106.	Alongside development of the site, to be completed by 2019.	Developer in partnership with Lichfield District Council and / or City Council.
New community 'hub' to be provided within the Central Neighbourhood Area to include classes A1 to A5 of the General Permitted Development (Amendment) order 2005. The hub must also incorporate , or be adjacent to, facilities which can be used for playing pitches, sport and recreation.	Cost will vary	Developer.	Alongside development of the site, to be completed by 2019.	Developer.
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 1.27ha min.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances.	S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, City Council and local sports clubs and organisations as applicable.

Infrastructure Requirement South of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
	Changing block costs £250,000 (2 team) or £350,000 (4 team).			
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 1.48ha min.	Will vary	Developers / S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 14 plots min.	Will vary	Developers / CIL or S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for management.	Developer in partnership with Lichfield District Council and Lichfield City Council and Allotments Society.
Contributions to secondary / post 16 education, and improved leisure facilities for Lichfield City as detailed under 'Strategic Infrastructure'.	See Strategic Infrastructure	CIL (see Strategic Infrastructure)	See Strategic Infrastructure.	See Strategic Infrastructure.
Public art to be a feature of the development	Will vary	S106 or CIL	By 2019	Developer in partnership with Lichfield District Council and Lichfield City Council and local arts organisations.
Green infrastructure				
All new landscaping must assist in assimilating this development into the wider landscape and topography.	Will vary	Developer	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Developer
A continuous open space network must be provided along the course of the Lichfield Canal route giving access to future waterside recreation uses. The linear form of this corridor will be opened up in places to provide public amenity space. Works to include the provision of	Will vary	Developer / S106 And CIL where applicable	Alongside development of the site, to be completed by 2019	Developer working with the Lichfield Canal Restoration Trust

Infrastructure Requirement South of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
a new road bridge over the lowered canal channel and any further necessary works to facilitate its integration with a wider open space and green infrastructure network.			with an ongoing programme for maintenance.	
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Areas of biological interest or grassland habitat will be protected and, where possible integrated as part of the open spaces network.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation - urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.	Will vary	Developer CIL / S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
The development will include the retention and enhancement of exiting quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2019 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Cricket Lane South of Lichfield Strategic Development Allocation

5.6 450 homes and around 12ha employment land will be delivered at Cricket Lane SDA between 2018 and 2022. These will be delivered as follows:

Table 5.3 Cricket Lane South of Lichfield SDA Assumed delivery of homes 2018 - 22

Year	2018/19	2019/20	2020/21	2012/22
Approx. completions	75	150	150	75

5.7 The following infrastructure is needed to serve the site and to ensure that it links to its surroundings effectively (in addition to contributions to the provision of strategic infrastructure).

Table 5.4 Cricket Lane South of Lichfield site specific infrastructure needs

Infrastructure Requirement Cricket Lane SDA	Cost	Funding	Phasing	Delivery Lead
Physical Infrastructure				
Enhance bus routes and increase frequency of services to provide a convenient and well designed service connecting all new neighbourhoods and provide links into Lichfield City Centre and local railway stations. All proposed development should be within 350m of a bus stop.	Will vary	Developer with Staffordshire County Council and service providers.	Alongside first occupation 2018 - 22	Developer with Staffordshire County Council and service providers
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside and to Lichfield City Centre. Integration of safer cycle and pedestrian routes to existing and proposed schools, to encourage walking and cycling for young people will be a priority. Provision of safe crossing points for both London and Tamworth Roads.	Will vary	Developer and S106	Prior to first occupation (2018)	Developer with Staffordshire County Council
Design of the internal road network to accord with the Manual for Streets.	Will vary	Developer	Alongside first occupation 2018 - 22	Developer with Staffordshire County Council
Smarter Travel Choices will be promoted to ensure residents are aware of the options available to them to reduce car usage.	Will vary	See Strategic Infrastructure (transport)	Alongside first occupation (2018 - 22)	Developer with Staffordshire County Council
Measures to address water supply and waste water treatment (see Strategic Infrastructure).	Will vary - see Strategic Infrastructure	See Strategic Infrastructure	To be agreed between developer and utilities companies.	Developer with South Staffs Water and Severn Trent Water.
Relocation / provision of existing utilities infrastructure.	Will vary	Developer and utilities companies.	Prior to development taking place (before 2018)	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Costs will vary	Developer, possibly with CIL / S106 depending on design of scheme.	Alongside construction to begin 2018.	Developer with Environment Agency.
Measures for mitigating the impacts of the adjacent road network.	Costs will vary	Developer	Alongside construction to begin 2018.	Developer

Infrastructure Requirement Cricket Lane SDA	Cost	Funding	Phasing	Delivery Lead
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community Infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Costs will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	2018 - 2022	Developer in partnership with other organisations as applicable.
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 1.27ha min.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, Parish Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 1.48ha min.	Will vary	Developers / S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 14 plots min.	Will vary	Developers / CIL or S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for management.	Developer in partnership with Lichfield District Council and Lichfield City Council and Allotments Society.
Contribution to 1 FE Primary School to be provided as extension to school as part of the Shortbutts Lane, South Lichfield SDA. This provides for the needs arising from the site itself as well	£1.9m	Developers / CIL or S106	2018-2022	Developer with Staffordshire County Council

Infrastructure Requirement Cricket Lane SDA	Cost	Funding	Phasing	Delivery Lead
as addressing the cumulative needs across Lichfield (see Strategic Infrastructure, Primary Education).				
Contributions to secondary / post 16 education, and improved leisure facilities for Lichfield City as detailed under 'Strategic Infrastructure'.	See Strategic Infrastructure	CIL (see Strategic Infrastructure)	See Strategic Infrastructure.	See Strategic Infrastructure.
Public art to be a feature of the development	Will vary	S106 or CIL	By 2022	Developer in partnership with Lichfield District Council and Lichfield City Council and local arts organisations.
Green Infrastructure				
All new landscaping must assist in assimilating this development into the wider landscape and topography.	Will vary	Developer	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Developer
A continuous open space network must be provided along the course of the Lichfield Canal route giving access to future waterside recreation uses. The linear form of this corridor will be opened up in places to provide public amenity space. Works to include the provision of a new road bridge over the lowered canal channel and any further necessary works to facilitate its integration with a wider open space and green infrastructure network.	Will vary	Developer / S106 And CIL where applicable	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Developer working with the Lichfield Canal Restoration Trust
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Areas of biological interest or grassland habitat will be protected and, where possible integrated as part of the open spaces network.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Infrastructure Requirement Cricket Lane SDA	Cost	Funding	Phasing	Delivery Lead
Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.	Will vary	Developer CIL / S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
The development will include the retention and enhancement of exiting quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2022 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Deans Slade South of Lichfield Strategic Development Allocation

5.8 450 homes will be delivered to the South of Lichfield at Deans Slade between 2021 and 2026. These will be delivered as follows:

Table 5.5 Deans Slade South of Lichfield SDA: Assumed delivery of homes 2021 - 26

Year	2021/22	2022/23	2023/24	2024/25	2025/26
Approx. completions	75	100	100	100	75

5.9 The following infrastructure is needed to serve the site and to ensure that it links to its surroundings effectively (in addition to contributions to the provision of strategic infrastructure).

Table 5.6 Deans Slade South of Lichfield SDA site specific infrastructure needs.

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Deans Slade SDA				
Physical infrastructure				
Enhance bus routes and increase frequency of services to provide a convenient and well designed service connecting all new neighbourhoods and provide links into Lichfield City Centre and local railway stations. All proposed development should be within 350m of a bus stop. Two new 20 minute frequency bus services are required to link the new South of Lichfield allocation	Will vary	Developer with Staffordshire County Council and service providers.	Alongside first occupation 2021 - 26	Developer with Staffordshire County Council and service providers

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Deans Slade SDA				
(s) to the city centre to ensure linkages to existing bus station, Train Stations local shops and education provision.				
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside, local community facilities (linked to other nearby developments) and to Lichfield City Centre. Integration of safer cycle and pedestrian routes to existing and proposed schools, to encourage walking and cycling for young people will be a priority. Provision of safe crossing points linking to the commercial facilities, the South Lichfield SDA and the wider urban area.	Will vary	Developer and S106	Prior to first occupation (2021)	Developer with Staffordshire County Council
Contribution towards the delivery of the Lichfield Southern Bypass to connect to the wider development to the south of Lichfield.	See 'Strategic Infrastructure' for bypass details	Developer and S106 or S278	Alongside delivery of site	Developer with Staffordshire County Council
Design of the internal road network to accord with the Manual for Streets.	Will vary	Developer	Alongside first occupation 2021 - 26	Developer with Staffordshire County Council
Smarter Travel Choices will be promoted to ensure residents are aware of the options available to them to reduce car usage.	Will vary	See Strategic Infrastructure (transport)	Alongside first occupation (2021 - 26)	Developer with Staffordshire County Council
Measures to address water supply and waste water treatment (see Strategic Infrastructure).	Will vary - see Strategic Infrastructure	See Strategic Infrastructure	To be agreed between developer and utilities companies.	Developer with South Staffs Water and Severn Trent Water.
Relocation / provision of existing utilities infrastructure.	Will vary	Developer and utilities companies.	Prior to development taking place (before 2021)	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Costs will vary	Developer, possibly with CIL / S106 depending on design of scheme.	Alongside construction to begin 2021.	Developer with Environment Agency.
Measures for mitigating the impacts of the adjacent road and rail network.	Costs will vary	Developer	Alongside construction to begin 2021.	Developer
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Deans Slade SDA				
Social and Community Infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Costs will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	2021 - 2026	Developer in partnership with other organisations as applicable.
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 1.27ha min.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, Parish Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
Provision of a District Park to define the southern side of the development (to be retained within Green Belt), as defined in the concept statement for the SDA.	Will vary	S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 1.48ha min. This needs to be considered in light of the provision of the District Park (see above).	Will vary	Developers / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Lichfield City Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development	Will vary	Developers / CIL or S106	Alongside development of the site, to be completed	Developer in partnership with Lichfield District

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Deans Slade SDA				
Management Policy HSC1. For this site this is 14 plots min.			by 2026 with an ongoing programme for management.	Council and Lichfield City Council and Allotments Society.
New primary school, one Form Entry (FE) providing for 210 places plus nursery provision. This requires a site of 12,000m ² and must be in a location accessible by public transport and cycle / pedestrian routes. This will provide for the needs generated by the site itself plus cumulative need in relation to development for Lichfield (See Strategic Infrastructure, Primary Education)	£4m	S106 and Staffordshire County Council	Phasing / trigger points to be agreed with Staffordshire County Council	Developer with Staffordshire County Council
Contributions to secondary / post 16 education, and improved leisure facilities for Lichfield City as detailed under 'Strategic Infrastructure '.	See strategic infrastructure	CIL (see Strategic Infrastructure)	See Strategic Infrastructure .	See Strategic Infrastructure
Public art to be a feature of the development	Will vary	S106 or CIL	By 2026	Developer in partnership with Lichfield District Council and Lichfield City Council and local arts organisations.
Green Infrastructure				
All new landscaping must assist in assimilating this development into the wider landscape and topography.	Will vary	Developer	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer
A continuous open space network must be provided along the course of the Lichfield Canal route giving access to future waterside recreation uses. The linear form of this corridor will be opened up in places to provide public amenity space. Works to include the provision of a new road bridge over the lowered canal channel and any further necessary canal channel works, to facilitate its integration with a wider open space and green infrastructure network.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Developer working with the Lichfield Canal Restoration Trust
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need	Will vary	Developer / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Infrastructure Requirement	Cost	Funding	Phasing	Delivery Lead
Deans Slade SDA				
to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.				
Areas of biological interest or grassland habitat will be protected and, where possible integrated as part of the open spaces network.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.	Will vary	Developer CIL / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
The development will include the retention and enhancement of exiting quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2026 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

East of Lichfield (Streethay) Strategic Development Allocation

5.10 750 homes will be delivered to the East of Lichfield between 2015 and 2021. These will be delivered as follows:

Table 5.7 East of Lichfield (Streethay) SDA Assumed Delivery of homes 2015-21

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Approx. completions	75	150	150	150	150	75

5.11 The following infrastructure is needed to serve the site and to ensure that it links to its surroundings effectively (in addition to contributions to the provision of strategic infrastructure).

Table 5.8 East of Lichfield (Streethay) SDA site specific infrastructure needs.

Infrastructure Requirement East of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
Physical infrastructure				
Two new junctions, accessed at either end of the existing settlement will be provided to serve the proposed development. The northern junction will be appropriately and safely designed so as not to restrict, and, where possible, improve the flow of traffic on to the strategic highway network (A38). Any measures will need to be modelled to ensure they are an effective solution and will be capable of delivery. The design of the internal road network to accord with the Manual for Streets.	To be confirmed between developer, Staffordshire County Council and Highways Agency.	Developer S278 or S106	To be agreed between the developer and Staffordshire County Council / Highways agency.	Developer with Staffordshire County Council and Highways Agency.
The development will provide safe crossing points to allow for the safe movement of pedestrians and cyclists from within the existing settlements of Streethay to the SDA and its amenities, particularly with regard to the primary school, social and community facilities and green spaces.	Will vary. Indicative cost of a pedestrian crossing is around £60,000 but other options also to be considered.	S106	Prior to first occupation (2015)	Developer with Staffordshire County Council
Traffic management measures and pedestrian improvements on the A5127. Existing footpaths on Burton Road will be improved and widened where necessary to enhance the pedestrian linkages from the site to Lichfield Trent Valley Station	To be confirmed between developer and Staffordshire County Council	S106 / S278	Prior to completion (2015)	Developer with Staffordshire County Council
Increased frequency and enhanced provision of bus services to provide a convenient and well designed service connecting all new neighbourhoods and providing links into Lichfield City Centre and local railway stations. All proposed development should be within 350m of a bus stop.	Will vary	Developer with service providers.	Alongside first occupation (2015)	Developer with Staffordshire County Council and service providers.
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside and to Lichfield City Centre. Integration of safer cycle and pedestrian routes to existing and proposed schools, to encourage walking and cycling for young people will be a priority. Linkages will be provided to the existing footbridge over the West Coast Main Line, and shall be integrated into the development to assist in the safe movement of pedestrians and cyclists into the City.	Will vary	S106	Alongside first occupation (2015)	Developer with Staffordshire County Council.
Smarter Travel Choices will be promoted to ensure residents are aware of the options available to them to reduce car usage.	Will vary	See Strategic Infrastructure (transport)	Alongside first occupation (2015)	Developer with Staffordshire County Council

Infrastructure Requirement East of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
Measures to address water supply and waste water treatment (see Strategic Infrastructure).	Will vary - see Strategic Infrastructure	See Strategic Infrastructure.	To be agreed between developer and utilities companies.	Developer with South Staffs Water and Severn Trent Water.
Relocation / provision of existing utilities infrastructure.	Will vary	Developer and utilities companies.	Prior to development taking place (before 2015)	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Costs will vary	Developer, possibly with CIL / S106 depending on design of scheme.	Alongside construction to begin 2015.	Developer with Environment Agency.
Measures for mitigating the impacts of the adjacent railway line will be incorporated.	Costs will vary	Developer	Alongside construction to begin 2015.	Developer
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community Infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Costs will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	2015 - 2021	Developer in partnership with other organisations as applicable.
New primary school, one or one and a half Form Entry (FE) providing for 210 to 315 places plus nursery provision. This requires a site of 12,000m ² to 16,700m ² and must be in a location accessible by public transport and cycle / pedestrian routes.	£4m-£5.5m	S106 and Staffordshire County Council.	Phasing / trigger points to be agreed with Staffordshire County Council	Developer with Staffordshire County Council.
Community Centre to be delivered as part of a community 'hub' and potentially linking to the school in line with the details set out under 'strategic infrastructure'.	£800,000	S106	Alongside development of the site to be completed by 2021.	Developer in partnership with Lichfield District Council or Parish Council.

Infrastructure Requirement East of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
New community 'hub' to be provided within the Central Neighbourhood Area to include classes A1 to A5 of the General Permitted Development (Amendment) order 2005. The hub must also incorporate, or be adjacent to, facilities which can be used for playing pitches, sport and recreation.	Cost will vary	Developer	Alongside construction to begin 2015.	Developer
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 2.13ha min.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, Parish Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	CIL or S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 2.46ha min.	Will vary	Developers / S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 23 plots min.	Will vary	Developers / CIL or S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for management.	Developer in partnership with Lichfield District Council and Parish Council and Allotments Society.

Infrastructure Requirement East of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
Contributions to secondary / post 16 education, and improved leisure facilities for Lichfield City as detailed under 'strategic infrastructure'.	See strategic infrastructure	CIL (see strategic infrastructure)	See strategic infrastructure.	See strategic infrastructure.
Public art to be a feature of the development.	Will vary	S106 or CIL	By 2021	Developer in partnership with Lichfield District Council and Parish Council and local arts organisations.
Green Infrastructure				
All new landscaping must assist in assimilating this development into the wider landscape and topography.	Will vary	Developer	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Developer
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Areas of biological interest or grassland habitat will be protected and, where possible integrated as part of the open spaces network.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below	Will vary	Developer / S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Infrastructure Requirement East of Lichfield SDA	Cost	Funding	Phasing	Delivery Lead
ground to enable large canopy trees to develop to maturity.				
The development will include the retention and enhancement of exiting quality hedgerows and significant trees and habitat within the site and to its edges. The existing settlement is clearly defined by mature hedgerows along Burton Road and this characteristic will be incorporated into any proposal.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2021 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Burntwood

5.12 Burntwood Town Council have produced the Burntwood Town Strategy (2011) which sets out a number of priorities for the area. In terms of infrastructure these can be summarised as follows:

- Delivery of a town centre (see also Strategic Infrastructure) and associated environmental improvements (e.g. to Sankeys Corner);
- Improvements which help to identify Burntwood more strongly and coherently as a place;
- Improvements to public transport access (see also Strategic Infrastructure) including improved bus networks and reopening of the Walsall-Lichfield rail link and delivery of a station at Burntwood;
- Delivery of a range of housing, especially of brownfield land, and especially for families and young people;
- Support for businesses;
- Measures to reduce / prevent crime and anti-social behaviour;
- Local environmental improvements;
- Improved pathways and trails, including links to Chasewater Country Park;
- Support for children's and young people's activities including play areas (and access to these - see also the Open Space Assessment);
- Social activities for the wider community, including maximising opportunities for the development of social facilities and making best / more effective use of existing ones;
- Improvement and delivery of learning and training opportunities in the area;
- Supporting the delivery of two health centres in Burntwood (see Strategic Infrastructure; this issue is already being addressed) and encouraging the provision of high quality care facilities for older people.
- Developing volunteering / community participation;
- Developing partnerships including those addressing environmental sustainability and biodiversity support.

5.13 The Burntwood Business Community (Burntwood's recently formed Town Team) is a fully constituted group with its own funds and management committee made up of local traders. The group has recently focused on delivering environmental and infrastructure improvements to Ryecroft Shopping Centre car park along with developing a scheme to improve highway signage to neighbourhood centres. They are currently in the process of developing a business premises environmental improvement scheme which will award grants to local businesses to improve the appearance of their shop fronts.

East of Burntwood Bypass Strategic Development Allocation

5.14 375 homes will be delivered to the East of Burntwood Bypass between 2015 and 2020. These will be delivered as follows:

Table 5.9 East of Burntwood Bypass SDA Assumed delivery of homes 2015-2020

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Approx. Completions	50	100	100	100	25

Table 5.10 East of Burntwood Bypass SDA site specific infrastructure needs.

Infrastructure Requirement East of Burntwood SDA	Cost	Funding	Phasing	Delivery Lead
Physical infrastructure				
Vehicular access to the site will be from Milestone Way. Design of the internal road network to accord with the Manual for Streets.	Will vary	Developer (access from Milestone Way already constructed).	At outset (2015)	Developer with Staffordshire County Council.
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside, Burntwood Town Centre and to Chasewater. Integration of safer cycle and pedestrian routes to existing schools where this is possible, to encourage walking and cycling for young people will be a priority. Inclusion of safe crossing points outside the site, including links to Chasewater.	Will vary	Developer / S106	Prior to first occupation (2015)	Developer with Staffordshire County Council.
Increased frequency and enhanced provision of bus services to provide a convenient and well designed service connecting all new neighbourhoods and providing links into Burntwood Town Centre. All proposed development should be within 350m of a bus stop.	Will vary	Developer with Staffordshire County Council and service providers.	Alongside first occupation (2015 -20)	Developer with Staffordshire County Council.
Smarter Travel Choices will be promoted to ensure residents and employees are	Will vary	See Strategic Infrastructure (transport)	Alongside first occupation (2015)	Developer with Staffordshire County Council.

Infrastructure Requirement East of Burntwood SDA	Cost	Funding	Phasing	Delivery Lead
aware of the options available to them to reduce car usage.				
Measures to address water supply and waste water treatment capacity issues (see strategic infrastructure).	Will vary - see Strategic Infrastructure.	See Strategic Infrastructure	See Strategic Infrastructure	See Strategic Infrastructure
Relocation / provision of existing utilities infrastructure.	Will vary	Developer and utilities companies.	To be agreed between developer and utilities companies.	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Costs will vary	Developer, possibly with CIL / S106 depending on design of scheme.	Alongside construction to begin 2015.	Developer with Environment Agency.
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community Infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Costs will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc	2015 - 2020	Developer in partnership with other organisations as applicable.
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 1.06ha min.	Costs will vary depending on provision and whether on or off - site. Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2020 with an ongoing programme for maintenance.	Partnership between Lichfield District Council and Burntwood Town Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of	Will vary	S106	Alongside development of the site, to be completed by 2020	Developer in partnership with Lichfield District Council and

Infrastructure Requirement East of Burntwood SDA	Cost	Funding	Phasing	Delivery Lead
an equipped play facility in line with Development Management Policy HSC1.			with an ongoing programme for maintenance.	Burntwood Town Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 1.23ha min.	Will vary	Developers / S106	Alongside development of the site, to be completed by 2020 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Burntwood Town Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 11 allotments.	Will vary	Developers / CIL or S106	Alongside development of the site, to be completed by 2020 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Burntwood Town Council and allotments organisations.
Contributions to education as detailed under 'Strategic Infrastructure'.	See Strategic Infrastructure .	CIL	See Strategic Infrastructure .	See Strategic Infrastructure .
Public art to be a feature of the development.	Will vary	S106 or CIL	By 2020	Developer in partnership with Lichfield District Council, Burntwood Town Council and local arts organisations.
Green Infrastructure				
There will be appropriate mitigation for ecological and future management issues, including the delivery of suitable alternative habitat of greater quantity than that lost through development.	Will vary	Developer / S106	Prior to development taking place (before 2015)	Developer with Lichfield District Council.
All new landscaping must assist in assimilating this development into the wider landscape and topography, including the pond to the south of the site.	Will vary	Developer	Alongside development 2015-2020	Developer
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'Social and Community' Infrastructure). Links to Chasewater Country Park are especially important. These links and green spaces need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2020 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Existing natural features, including quality hedgerows and significant trees	Will vary	Developer	Alongside development of the	Lichfield District Council with

Infrastructure Requirement East of Burntwood SDA	Cost	Funding	Phasing	Delivery Lead
will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.		/ S106	site, to be completed by 2020 with an ongoing programme for maintenance.	developer and in partnership with others as applicable.
The development will include the retention and enhancement of exiting quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer / S106	Alongside development of the site, to be completed by 2020 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Rural Areas

5.15 The infrastructure needs of the District's rural communities are very varied. The following section is set out in order to reflect the apportionment of development to each community as set out in the Local Plan. Firstly, therefore it covers Fradley, then the Key Rural Settlements of Alrewas, Armitage with Handsacre, Fazeley / Mile Oak and Bonehill, Shenstone and Whittington. Finally, this section covers 'other rural' i.e. the District's smaller rural communities.

Fradley Strategic Development Allocation

5.16 1,250 homes will be delivered in Fradley between 2015 and 2024. These will be delivered as follows:

Table 5.11 Fradley Assumed delivery of homes 2015 - 24

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Approx completions	75	150	150	150	150

Table 5.12 Fradley Assumed delivery of homes 2015 - 24 (cont.)

Year	2020/21	2021/22	2022/23	2023/24
Approx completions	150	150	150	125

Table 5.13 Fradley SDA infrastructure needs

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
Physical infrastructure				

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
The development will ensure the segregation of traffic associated with with the adjacent industrial park from the SDA	Will vary	Developer	Alongside development 2015 - 24	Developer with Staffordshire County Council.
Junction access on to the A38 and local highway improvements will be addressed where necessary, and also local connections to the surrounding villages and Lichfield. Measures will need to be modelled to ensure that they are an effective solution and should be capable of delivery at an appropriate time in the delivery of the development.	Will vary	S278	Alongside development 2015 - 24	Developer with Staffordshire County Council and Highways Agency.
Safe crossing points will be provided to allow for the safe movement of people on foot and cycle from within the existing communities of Fradley and Fradley South to the SDA and its amenities, especially the primary school, social and community facilities and green spaces. Safer pedestrian routes will be integrated, especially to the school to encourage walking for all.	Options to be considered.	S106	Alongside development 2015 - 24	Developer with Staffordshire County Council
The design of the internal road network shall accord fully to the principles of Manual for Streets.	Will vary	Developer	Alongside development 2015 - 24	Developer with Staffordshire County Council
A convenient and well designed bus service will be provided, fully accessible from all parts of the SDA which should include an improved regularity of service. This must take account of the existing service in Fradley and Fradley South and make improvements where necessary. It must provide a convenient connection to Lichfield and Lichfield Trent Valley Station. All proposed development should aim to be within 350m of a bus stop. Two new 20 minute frequency bus services are required to link the new South of Lichfield allocation(s) to the city centre to ensure linkages to existing bus station, train stations local shops and education provision.	Will vary	Developer with Staffordshire County Council and service providers.	Alongside development 2015 - 24	Developer with Staffordshire County Council and service providers.
The existing bridges over the canal will be integrated into the design of new development to assist the safer movement of pedestrians and cyclists into the countryside, surrounding villages and Fradley Junction.	Will vary	Developer	Alongside development 2015 - 24	Developer
Smarter Travel Choices will be promoted to ensure residents and employees are aware of the options available to them to reduce car usage.	Will vary	See strategic infrastructure (transport)	Alongside first occupation 2015 - 24	Developer with Staffordshire County Council.

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
Provision will be made for sufficient mitigation of the effects of the adjacent industrial and agricultural uses. Where this requires physical alterations to the land e.g. bunding, this shall be fully integrated in the design of the landscaping and disposition of uses in the layout.	Will vary	Developer	Alongside development 2015 - 24	Developer
Measures to address water supply and waste water treatment (see Strategic Infrastructure).	Will vary	See Strategic Infrastructure	See Strategic Infrastructure	Developer with water companies.
Relocation / provision of existing utilities infrastructure.	Developer with utilities companies.	Developer with utilities companies.	To be agreed between developer and utilities companies.	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Will vary	Developer, possibly with CIL / S106 depending on design of scheme.	Alongside construction to begin 2014.	Developer with Environment Agency.
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community infrastructure				
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc	2015 - 2024	Developer in partnership with other organisations as applicable.
The development should create neighbourhood facilities to extend the range of services available at the existing neighbourhood centre. An extended community hub should be provided within the neighbourhood area and should explore uses potentially including primary health care facilities and a community library / rerouted mobile library facilities. There is scope to link the community facilities to the school. Options for this will need to be considered in detail such as extending an existing facility or linking provision to expanded school facilities.	Will vary	S106	Alongside development of the site to be completed by 2024.	Developer with Lichfield District Council, Parish Council and local organisations as applicable.
There is a potential need to provide health care facilities to serve Fradley. Whilst these have not been specified for the short term there should be a longer term	Will vary. The former Primary Care Trust originally	Health organisations, CIL	By 2024	Health care providers with Lichfield District

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
aim to deliver services directly to the community either in a bespoke unit or as outreach provision.	provided an indicative cost of £350,000 for construction of new doctors surgery but have since indicated that other options need to be considered. No further updates from the new Clinical Commissioning Group (CCG).			Council and developers.
Adequate primary school provision shall be made to serve the village, which will need to provide a minimum of 3.5 Form Entry (FE) overall, including Early Years provision and potentially a children's centre. This could potentially include an extension to the existing primary school, plus a new primary school within the SDA.	Will vary depending upon agreed approach. Indicative costings: an extension to the existing school to provide an additional 0.5 FE would be £2.8m approx. A new 1 FE school costs around £4m, a 1.5 FE school costs around £5.5m.	S106	Phasing / trigger points to be agreed with Staffordshire County Council	Developers with Staffordshire County Council
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. Provision will be made for a new community football facility with 2-3 pitches. Consideration will be given to the provision of a new cricket pitch, either at Alrewas or in Fradley as a satellite club of Alrewas. Minimum provision 2.83ha.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2024 with an ongoing programme for maintenance.	Partnership between Lichfield District Council, Parish Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	S106	Alongside development of the site, to be completed by 2024 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000	Will vary	S106	Alongside development of	Developer in partnership with

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 3.29ha min.			the site, to be completed by 2024 with an ongoing programme for maintenance.	Lichfield District Council and Parish Council Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 31 plots min.	Will vary	CIL or S106	Alongside development of the site, to be completed by 2024 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, Parish Council and Allotments organisations.
Contributions to secondary / post 16 education, and improved leisure facilities for Lichfield City as detailed under 'Strategic Infrastructure'.	See Strategic Infrastructure	CIL	Throughout plan period	Staffordshire County Council
Public art to be a feature of the development.	Will vary	S106	By 2024	Developer in partnership with Lichfield District Council, Parish Council and local arts organisations.
Green Infrastructure				
The development should be responsive to the qualities of the land and existing landscaping, and new landscaping should help assimilate this SDA into the wider landscape. This includes the canal. The existing balancing ponds and water features should also be fully integrated, potentially becoming a central park to serve the whole of Fradley.	Will vary	Developer	Alongside development to ensure that existing residents of adjacent development are not deprived of open space and that new residents are provided with adequate facilities from the outset of site occupation. A clear phasing strategy will be required to achieve this.	Developer working with Lichfield District Council.
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer CIL or S106	Alongside development, to be completed by 2024 with an ongoing programme for maintenance.	Developer with Lichfield District Council, Parish Council and in partnership with others as applicable.
The development will consider and propose measures to mitigate, manage and protect, where appropriate, any local areas of biological interest. Where possible and appropriate this will be	Will vary	Developer CIL / S106	Prior to development taking place	Developer with Lichfield District Council.

Infrastructure Requirement Fradley SDA	Cost	Funding	Phasing	Delivery Lead
integrated as part of the open spaces network, or alternatively mitigated for off-site.				
Existing natural features, including quality hedgerows and significant trees and habitats will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.	Will vary	Developer CIL / S106	Alongside development, to be completed by 2024 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
The development will include the retention and enhancement of existing quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer CIL / S106	Alongside development of the site, to be completed by 2024 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Key rural settlements

5.17 The key rural settlements have defined some of their key local infrastructure needs through the Rural Masterplanning Project 2011 (also known as the rural villages project), which also pulled together other evidence from the Local Plan evidence base. These needs - which include specific local issues from other parts of the evidence base (such as the Playing Pitch Strategy 2012) are as follows. Please note - no timescales have been addressed here, as specific sites will be allocated through the Local Plan Allocations document. The IDP will be updated accordingly as work on this progresses, and this will also take account of work being undertaken to prepare more localised plans such as Neighbourhood or Parish Plans for example.

5.18 Alrewas local infrastructure needs

- Improved traffic management along Main Street and Fox Lane;
- Improving public access to the countryside;
- Improving links to the National Memorial Arboretum including a bridge over the A38 (an indicative cost of £13m for this has been provided by Staffordshire County Council);
- Initiatives to reduce the noise and visual impact of the A38 on the village;
- Delivery of a rail station to serve Alrewas and other public transport improvements;
- Well designed housing to serve local need as set out in Policy Alr4;
- Improving social and recreational facilities including the village hall, doctors surgery, play and open space provision (especially in the north), pedestrian and cycle routes;
- Delivering additional facilities for football and cricket to serve Alrewas and Fradley (see also Fradley SDA);

- Potential extension to Primary School provision, levels of growth to be determined through allocation process and in line with apportionment set out in Local Plan Strategy (indicative cost £1.9million);
- Improvements to the canal including the towpath and additional moorings to encourage more tourism.

5.19 Armitage with Handsacre local infrastructure needs

- Improvements which address issues of traffic management and safety particularly for pedestrians and cyclists;
- Improvements which address issues of localised surface water flooding;
- Improvements to the canal conservation area, including links to the village to encourage tourism and support local businesses;
- Creation of a more distinct village 'centre' / focal point;
- Well designed housing to address local need as set out in Policy Arm4;
- A range of projects which contribute to improved health including play provision, green infrastructure, sustainable transport;
- New or improved equipped play, particularly relating to the areas around Upper Lodge Road and Millmoor Avenue and including the relocation of the Upper Lodge Road play area;
- The provision of new amenity green space, especially to the west of the settlement and to the east around Tuppenhurst Lane;
- The provision of a new football pitch in an appropriate location, potentially either through the reinstatement of the former pitch at Millmoor Avenue or the formalisation of facilities at Shropshire Brook Road.

5.20 Fazeley, Mile Oak and Bonehill local infrastructure needs

- Environmental improvements, including enhancement to the physical environment, bringing derelict buildings back into re-use, improvements to traffic and pedestrian safety, improvements to green infrastructure;
- Provision of additional amenity green space, and equipped play particularly around Bonehill / Deer Park;
- Initiatives and projects aimed at: lessening the level of antisocial behaviour; improving the health of the local community; providing a range of facilities for older children, teenagers and older people; improving pedestrian and cycle linkages between communities;
- The provision of up to four football pitches to serve the Fazeley ward (possibly at Rawlett school) to address local shortfall;
- Improvements to canals, towpaths and links from these into the local community;
- Possible investment in health facilities depending on outcomes of the Local Plan Allocations document;
- Well designed housing to address local need as set out in Policy Faz4.

5.21 Some of this work is underway. Whilst Fazeley is actually one of the Key Rural Settlements, its historic industrial townscape gives the eastern end of this linear settlement a distinct urban feel. There is a need to protect and enhance this area, much of which is a Conservation Area.

5.22 Shenstone local infrastructure needs

- Measures to manage traffic more effectively and safely, including traffic calming and additional parking for the station, and improved cycling and walking routes;
- Improvements to the range and quality of local facilities and amenities including allotments;
- The provision of an additional playing pitch if unmet demand can be clearly shown in the longer term;
- Improvements to rail services and facilities including parking;
- Well designed housing to address local need as set out in Policy Shen4.

5.23 Whittington local infrastructure needs

- Initiatives to improve and enhance the local environment, including the area around the shops, measures for improving traffic safety, and measures to address localised surface water flooding issues;
- The provision of three additional football pitches to serve the ward (not necessarily within the village itself) in line with the Playing Pitch Strategy;
- The provision of additional cricket facilities to serve the ward (again, not necessarily within the village) provided that unmet demand can be clearly demonstrated, in accord with the Playing Pitch Strategy;
- Well designed housing to address local need as set out in Policy Whit4.

Other rural areas

5.24 Infrastructure needs across other rural communities will vary according to local circumstances. These are too extensive to list in detail in this document, but regard will be had to issues which are identified through locally produced plans such as Neighbourhood or Parish Plans which set out evidence of local requirements.

East of Rugeley Strategic Development Allocation

5.25 Around 1,130 homes will be delivered to the East of Rugeley between 2010 and 2029. These will be delivered as follows (NB there is a gap between 2018 and 2024 to allow for reclamation works):

Table 5.14 East of Rugeley SDA Assumed delivery of homes 2010-29

Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Approx. completions	42	76	153	150	175	55	25

Table 5.15 East of Rugeley SDA Assumed delivery of homes 2010-29 (cont.)

Year	2017/18	2024/25	2025/26	2026/27	2027/28	2028/29
Approx. completions	5	50	100	100	100	100

Table 5.16 East of Rugeley SDA site specific infrastructure needs

Infrastructure Requirement East of Rugeley	Cost	Funding	Phasing	Delivery Lead
Physical infrastructure				
Vehicular access into the site will be from Armitage Road (A513). Design of the internal road network to accord with the Manual for Streets.	Developer	Developer	Alongside development (2010 - 29)	Developer with Staffordshire County Council.
Increased frequency and enhanced provision of bus services to provide a convenient and well designed service connecting all new neighbourhoods and providing links into Rugeley, Armitage with Handsacre and Lichfield. All proposed development should be within 350m of a bus stop.	Will vary.	Developer with Staffordshire County Council and service providers.	Alongside increasing occupation of the site. (2010-29)	Developer with Staffordshire County Council and service providers.
Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development, including the canal, and allow for access to the countryside, Armitage with Handsacre, and Rugeley Town Centre. Integration of safer cycle and pedestrian routes to existing schools where this is possible, to encourage walking and cycling for young people will be a priority. Inclusion of safe crossing points outside the site.	Will vary.	Developer / S106.	Alongside occupation. (2010-29)	Developer with Staffordshire County Council.
Smarter Travel Choices will be promoted to ensure residents and employees are aware of the options available to them to reduce car usage.	Will vary	See Strategic Infrastructure (transport)	Alongside occupation (2010 -29)	Developer with Staffordshire County Council.
Measures to address water supply and waste water treatment (see strategic infrastructure).	Will vary - see Strategic Infrastructure .	See Strategic Infrastructure .	See Strategic Infrastructure .	Developer with South Staffs Water and Severn Trent Water.
Relocation / provision of existing utilities infrastructure.	Developer with utilities companies.	Developer with utilities companies.	To be agreed between developer and utilities companies.	Developer with utilities companies.
Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these.	Will vary	Developer	Alongside construction	Developer
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Alongside construction	Developer
Social and Community Infrastructure				

Infrastructure Requirement East of Rugeley	Cost	Funding	Phasing	Delivery Lead
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Development Management policies H1 and H2 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc	2010 - 2029	Developer in partnership with other organisations as applicable.
Contributions to education are to be determined as a result of cross boundary discussions with Cannock Chase Council & Staffordshire County Council. O.5 Form Entry (FE) primary provision needed in relation to this SDA, Rugeley also needs to provide 0.5FE (within boundaries of Cannock Chase DC area)	Details to be confirmed with Staffordshire County Council	CIL / S106 to be determined (See strategic infrastructure).	0.5FE required post 2019 in relation to this SDA	See also Strategic Infrastructure .
New community 'hub' to be provided within the Central Neighbourhood Area to include classes A1 to A5 of the General Permitted Development (Amendment) order 2005.	Will vary	Developer	By completion (2029)	Developer
Community centre to be delivered as part of the community 'hub' .	£800,000 based on cost of Darwin Park community centre.	S106	By completion.	Developer working in partnership with Lichfield District Council and Parish Council.
Playing pitches and changing / pavilion space to be provided at a minimum level of 1.23ha per 1000 population in line with Development Management policy HSC2. For this site this is 3.26ha min.	Costs will vary depending on provision and whether on or off - site. Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances. Changing block costs £250,000 (2 team) or £350,000 (4 team).	S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Partnership between Lichfield District Council and Parish Council and local sports clubs and organisations as applicable.
Equipped play area to be provided in a safe and accessible location, to ensure that all parts of the development are within 480m / 10 minutes walk time of an equipped play facility in line with Development Management Policy HSC1.	Will vary	S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.

Infrastructure Requirement East of Rugeley	Cost	Funding	Phasing	Delivery Lead
Amenity Green Space to be provided at a minimum rate of 1.43ha per 1000 population and to ensure all residents are within 480m / 10 minutes walk time of an amenity green space in line with Development Management Policy HSC1. For this site this is 3.84ha min.	Will vary	Developers S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.
New allotment space to be provided at a minimum rate of 1 plot (150sq.m.) per 32 households in line with Development Management Policy HSC1. For this site this is 35 plots min.	Will vary	Developers CIL or S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council, Parish Council and Allotments organisations.
Public art to be a feature of the development.	Will vary	Developers S106	By 2029	Developer in partnership with Lichfield District Council, Parish Council and local arts organisations.
Green Infrastructure				
All new landscaping must assist in assimilating this development into the wider landscape and topography.	Will vary	Developer	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Developer
A network of green spaces will be integrated into the development to reflect the standards set out in Development Management Policies HSC1 and HSC2 (see also 'social and community' infrastructure). These need to be carefully designed to take into account natural surveillance and the amenity of neighbouring residents.	Will vary	Developer S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Areas of biological interest or heathland / grassland habitat will be protected and, where possible integrated as part of the open spaces network.	Will vary	Developer S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.
Existing natural features, including quality hedgerows and significant trees will be incorporated within the layout. New landscaping and planting will be sited and selected to include sufficient tree canopy cover across the site to deliver landscape - related climate-change adaptation, urban cooling, shade and shelter and visually	Will vary	Developer S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

Infrastructure Requirement East of Rugeley	Cost	Funding	Phasing	Delivery Lead
enhance the development. Parks, open spaces, streets and public areas must incorporate sufficient space above and below ground to enable large canopy trees to develop to maturity.				
The development will include the retention and enhancement of existing quality hedgerows and significant trees and habitat within the site and to its edges.	Will vary	Developer S106	Alongside development of the site, to be completed by 2029 with an ongoing programme for maintenance.	Lichfield District Council with developer and in partnership with others as applicable.

North of Tamworth Broad Development Location

5.26 1,000 homes will be delivered by 2029 within a Broad Location to the north of Tamworth. This will be reliant upon a range of infrastructure delivered within Tamworth, especially the linkages proposed within Tamworth Borough Council's spatial strategy.

5.27 Details will be developed further through the Local Plan Allocations document and the IDP will be updated accordingly.

5.28 In summary the requirements are:

- A range of housing in accordance with Development Management Policies H1 and H2 and having regard to needs arising within Tamworth Borough;
- 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 and allotments;
- Landscaping and Green Infrastructure provision including the retention of quality hedgerows and significant trees, and their incorporation into the landscape, and the allowance of significant tree canopy cover in line with Core Policies NR3 and NR5;
- A clear strategy for delivering links to Tamworth, and showing how these will be incorporated into an integrated open space and green infrastructure network;
- Protection of local areas and habitats of biological interest;
- The provision of well-planned public transport to serve the site; all development to be within 350m of a bus stop;
- The provision of pedestrian and cycling routes throughout the site, linking to the green infrastructure network and to the settlements, services and facilities beyond the site boundaries including safe crossing points;
- Vehicular access that is integrated with the Anker Valley and Amington links proposed within Tamworth Borough;
- The provision and maintenance of sustainable drainage systems and flood mitigation measures.

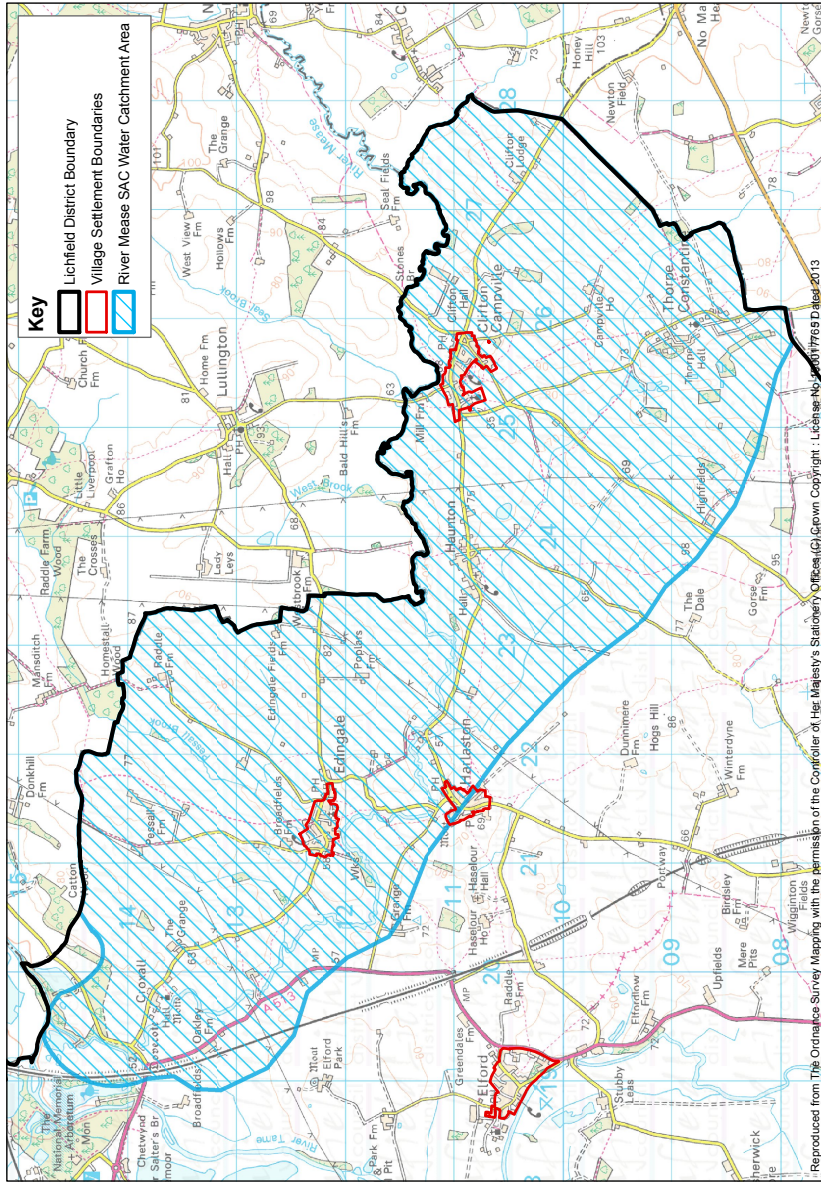
Appendix A Lichfield District Integrated Transport Strategy

Appendix A Lichfield District Integrated
Transport Strategy

Appendix B River Mease SAC Water Catchment Area

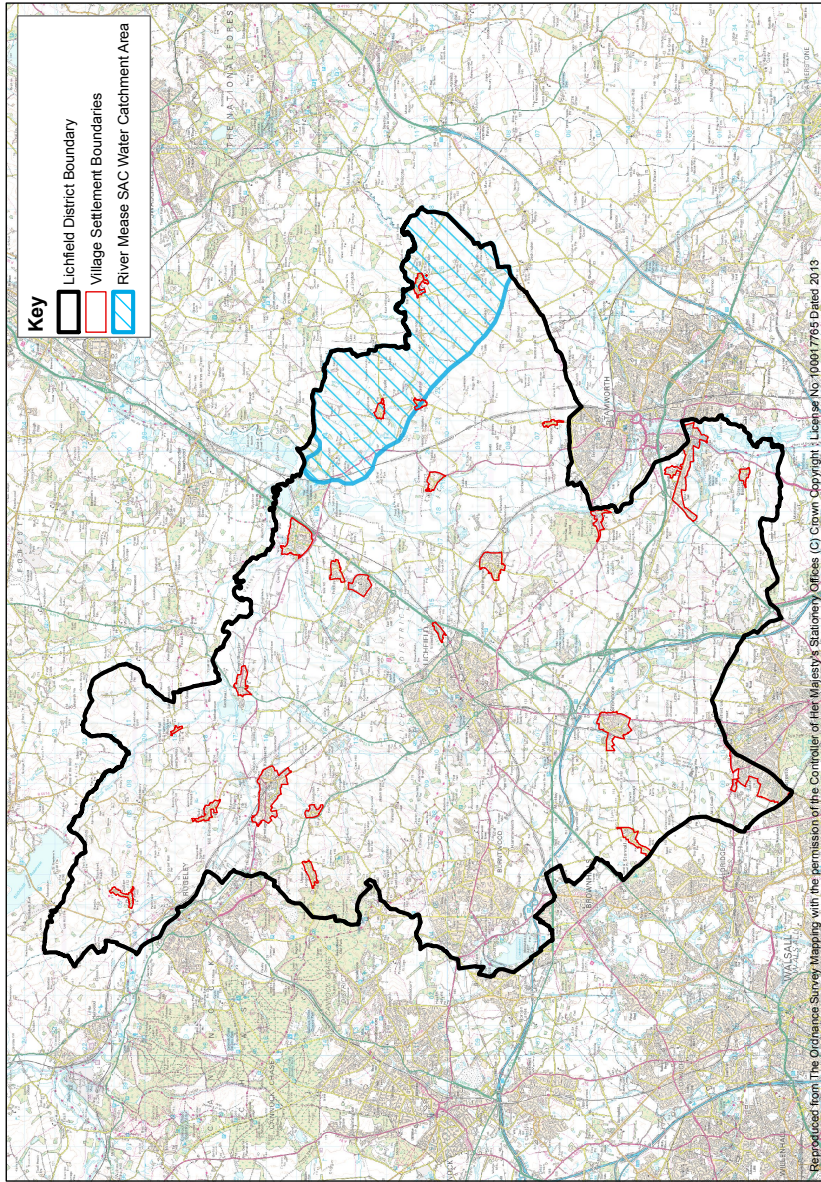
Appendix B River Mease SAC Water Catchment Area

Map B.1 River Mease SAC Water Catchment Area



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Map B.2 River Mease SAC Water Catchment Area - District Wide



Appendix B River Mease SAC Water Catchment Area

Appendix C Dynamic Viability Model

C.1 The District Council adopted the results of the 2009 Affordable Housing Viability Study (AHVS) and with it the updating approach built into the Dynamic Viability method.

C.2 The 2009 AHVS concludes that, at current market conditions, the highest target that could reasonably be applied was 20%. It went on to suggest that over time, as prices and costs changed, viability would alter, and it might become possible to set a higher target. A Dynamic Viability (DV) approach was proposed.

C.3 Under this approach, levels of viable target under different combinations of price, cost and land value movements were set out in a Matrix table. Movements in these three variables would then be monitored using nationally available indices. At periodic intervals, linked to the production of the District Council's Annual Monitoring Report, the latest index values would be used to establish an updated target from the Matrix, in a completely transparent procedure.

C.4 A single 'benchmark site' was selected as a guide for updating the Dynamic Viability model which was seen as typical of likely future housing development in the District.

C.5 The updating process involves three well established and published index series:

Table C.1 Indices for automatic updating of Dynamic Viability

Variable	Proposed Index	Starting Value
House Price	Halifax House Price Index	Feb 2009 = 519.1
Source	Halifax House Price Index (free, monthly series seasonally adjusted) http://www.lloydsbankinggroup.com/media1/research/halifax_hpi.asp	
Build Cost	BCIS General Building Cost Index	March 2009 = 286.3
Source	BCIS Review Online (subscription only, monthly) Produced by the Royal Institute of Chartered Surveyors (RICS) http://bcis.co.uk/online	
Alternative use value	Property Market Report (VOA) Value of Agricultural Land (Equipped Arable) for Shropshire	July 2009 = figure is £7,393 per acre/ £18,261 per ha for the old West Midlands. In January 2010 (published July 2010) the equivalent figure for Shropshire was £7,500 per acre
Source	Valuation Office Agency: Property Market Reports (free, six monthly) Http://www.voa.gov.uk/publications/property_market_report/pmr-jan-2010/index.htm	

C.6 This table provides the links to the published indexes. The resultant range of targets was set in tables such as the following. As can be seen, the 20% target is outlined in its cell, which corresponds to zero for both cost and price indices. There is, behind this, an alternative use value matrix and this table represents the base position for that alternative use value matrix as well.

Picture C.1 Superfine Matrix: base alternative use value

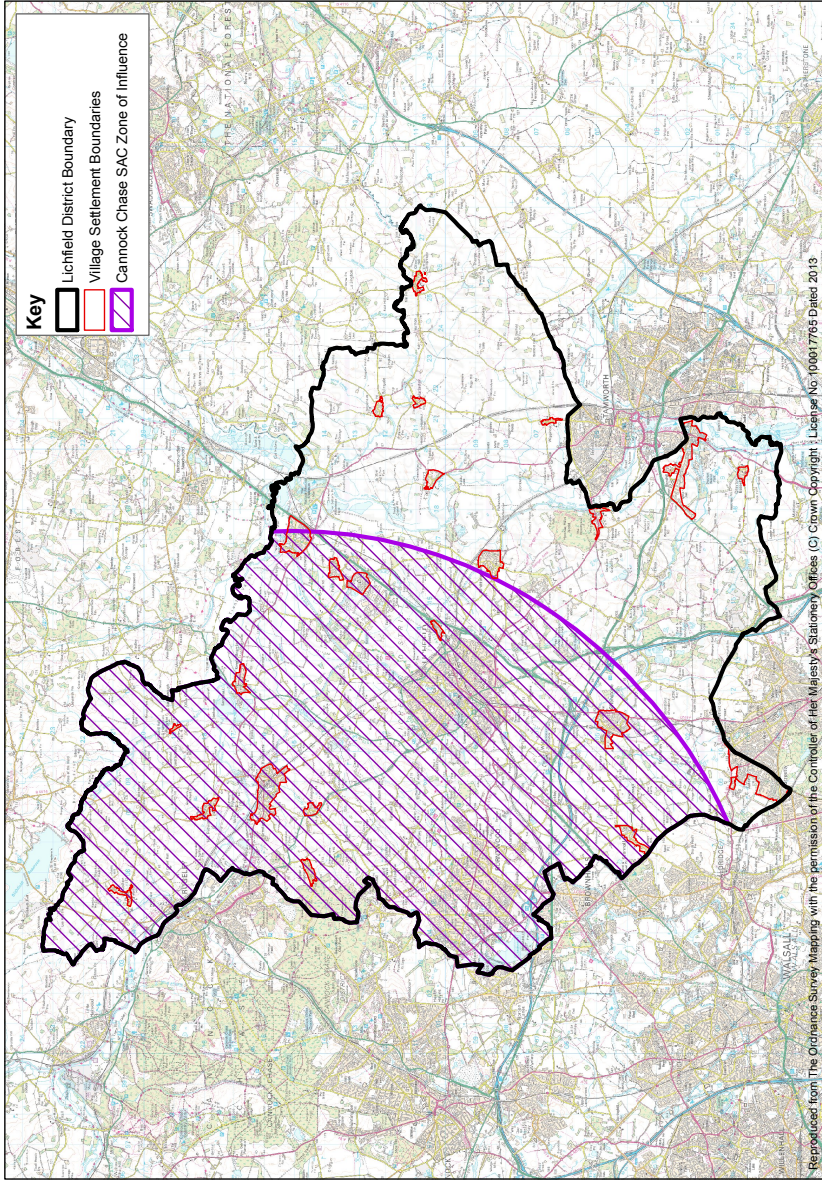
		Price Change HPI									
		%	-4%	-2%	0%	2%	4%	6%	8%	10%	12%
Cost Change BCIS Index	%	498.3	508.7	519.1	529.5	539.9	550.2	560.6	571.0	581.4	
	-4%	274.8	20%	20%	25%	25%	30%	30%	30%	35%	35%
	-2%	280.6	15%	20%	20%	25%	25%	25%	30%	30%	35%
	0%	286.3	10%	15%	20%	20%	25%	25%	25%	30%	30%
	2%	292.0	10%	10%	15%	15%	20%	20%	25%	25%	30%
	4%	297.8	5%	10%	10%	15%	15%	20%	20%	25%	25%
	6%	303.5	5%	5%	10%	10%	15%	15%	20%	20%	25%
	8%	309.2	0%	5%	5%	10%	10%	15%	15%	20%	20%
	10%	314.9	0%	0%	5%	5%	10%	10%	15%	15%	20%

C.7 A table of this kind can be seen to permit the target to vary as the indexes change over time. The approach has now been improved to the point where a single matrix has been developed to include all three indexes. This is done by having the variations of each alternative use value within one cell. Thus the 20% in the above table would be represented by a larger cell including all 8 of the bands of the third dimension: the alternative use value.

Appendix D Cannock Chase SAC Zone of Influence

Appendix D Cannock Chase SAC Zone of Influence

Map D.1 Cannock Chase SAC Zone of Influence



SUBMISSION TO ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

Date: 23rd September, 2015

Agenda Item: 6

Contact Officer: Craig Jordan

Telephone: 01543 308202

SUBMISSION BY PORTFOLIO HOLDER FOR ECONOMY

Report on the Supplementary Planning Document Historic Environment

1. Purpose of Report

- 1.1 A draft Historic Environment Supplementary Planning Document (SPD) was consulted upon in accordance with the Council's adopted Statement of Community Involvement between July and August 2015. Attached at **Appendix A** to this report is a summary of the representations received and the actions proposed in light of the comments made.

2. Summary of Policy Development

- 2.1 Consultation on the Historic Environment SPD started in July and ran for 6 weeks until the middle of August. A press notice was placed in the Lichfield Mercury and a press release circulated. The document was advertised on the Council's website and local planning consultation system as well as an email being sent to all those registered on the consultations system which includes statutory consultees. The consultation resulted in 13 representations being received.

The main points can be summarised as follows:

- support for the preparation and content of the SPD;
- photographs and other visual aids will be required in the final document;
- the document reflects best practice;
- greater reference required to below ground remains
- removal of references to historic parks and gardens – replace with registered parks and gardens
- minor wording changes to provide greater clarity.

In response to the representations a number of changes to the document are being proposed and these are listed in **Appendix A**. The SPD is available to view by following this [link](https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx): <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx>

3. Community Benefits

- 3.1 The adopted SPD will assist in delivering the aims and objectives of the adopted Lichfield District Local Plan providing for sustainable development that affects the historic environment which meets the needs of local residents and businesses and is acceptable in environmental terms.

4. Recommendation

- 4.1 That the Committee notes the contents of this report and recommends to Cabinet that subject to the amendments set out at **Appendix A** being made to the document, that the Historic Environment SPD be formally adopted by the Council.

5. Financial Implications

- 5.1 None from this report.

6. A Plan for Lichfield District Implications

- 6.1 The SPD will assist in delivering on the aims and objectives of the Lichfield District Local Plan and which itself is aligned with the overarching community and corporate goals of the District Plan for Lichfield.

7. Sustainability and Carbon Reduction Issues

- 7.1 Issues of sustainability and climate change are addressed as a key element of the SPD where relevant.

8. Human Rights Issues

- 8.1 None

9. Crime and Community Safety Issues

- 9.1 None

10. Risk Management Issues

Risk	Likelihood/ Impact	Risk Category	Countermeasure	Responsibility
That the SPD does not provide the necessary guidance to assist in interpreting agreed policy.	Low/High	Reputational	Setting up of the Task Group involving members and officers has allowed for the individual topics to be considered in detail and issues identified. Consultation has provided those with concerns to raise them and have them considered.	Development Services; Task Group
That the SPD is not prepared in time to operate alongside approved policy.	Low/High	Reputational	The Task Group agreed work programmes and timetables	Task Group and reporting arrangements into EGE & D (O & S) Cttee.

Background Documents:

- The Lichfield District Local Plan Strategy- adopted 17th February 2015
- Equality Impact Assessment of the Historic Environment Supplementary Planning Document August 2015

Report checked and approved:

Strategic/Corporate Director

Appendix A

Historic Environment Supplementary Planning Document August 2015 – Summary of Representations

Name	Summary of the Main Issues	How those issues have been addressed
Alrewas Parish Council	<p>No specific comments to raise on the individual sections.</p> <p>Executive Summaries should be a key part of these documents providing a clear guide to the reader but we consider that the Executive Summaries, where they exist, are not in fact Executive Summaries and need to be improved considerably.</p>	An executive summary will be included in the final document.
Cannock Chase AONB Unit	<p>We welcome some references to the AONB at various points in the documents but consider that a more consistent treatment would properly recognise the (national) importance of the AONB in terms of planning policy and decisions. I make the following suggestions in the light of this comment.</p> <p>- That the AONB Management Plan (2014 -19) is referred to as policy context in each of the SPDs at the appropriate point(s).</p> <p>- That the AONB Partnership is listed in the “Further contacts” sections of each of the SPDs - Cannock Chase AONB Unit, Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ Tel: 01785 619185 Email: cannockchase@staffordshire.gov.uk</p>	AONB to be added as a strength in the SWOT analysis.

	<p>- In the Historic environment SPD, in the SWOT (after 0.35) that the AONB is noted as a Strength, recreational and visitor pressure is noted as a Threat and partnership working is noted as an Opportunity. (The inclusion of a reference to the AONB in the Local Distinctiveness section (2.20) is welcomed).</p>	
<p>Framptons on behalf of Deanslade Park, Lichfield Consortium</p>	<p>The majority of the document cross references existing national and local guidance and standards, as well as archaeological and heritage datasets. In this sense, the SPD does not represent anything which has not already been considered in the heritage report for Deanslade Farm and in this sense are not considered unreasonable.</p> <p>The SPD makes general observations on the issues which need to be considered with regard to development proposals, of which the following are relevant to Deanslade Farm:</p> <ul style="list-style-type: none"> • Larger settlements need to retain their identity whilst developing as major service centres; • The 5 spires skyline is listed as a ‘strength’ of Lichfield, in local identity and planning terms. It emphasises that the integration or retention of views of the city ‘will be important in most cases’; • There are a number of ‘opportunities’ with regard to new development listed on page 10, including ‘consolidate local character’ and ‘raise 	<p>Comments are noted and no changes required.</p>

	<p>standards of design’;</p> <ul style="list-style-type: none">• There are also ‘weaknesses’ of new developments, including ‘some characterless suburbs’ and ‘lack of high quality contemporary architecture’.• There is an emphasis on new developments taking into consideration ‘local distinctiveness’; e.g. the height and shape of buildings, and long distance views in the area; and ‘local details’; e.g. skylines and the appearance of rooftops. Even outside of historic cores, a considered approach to design is expected to ensure no loss of local distinctiveness.• Following from this, it includes brief ‘style guide’ examples for Lichfield and surrounding villages as an example of local character;• The need for outlying developments to compliment the core of historic settlements is further emphasised by the statement that there is ‘less value in having distinctive town or village centres ringed by anonymous, bland built up areas’. The SPD encourages good design for developments, regardless of their positions within settlements;• Furthermore, the SPD states that ‘it would normally be expected for design to be locally distinctive...on prominent sites at the edges of settlements...’ and ‘at settlement edges, new development should harmonise with the wider	
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	<p>landscape to aid transition from the built form to the adjoining countryside’;</p> <ul style="list-style-type: none"> • There is a lot of detail on how new development needs to reflect local character, context and distinctiveness, but this is mostly repeating existing NPPF and Historic England guidance. 6.3 Whilst the SPD has clear implications for the development at Deanslade Farm the majority reflect best practice and are in this sense compliant with National Policy and the recently adopted LDC LP. 	
Health and Safety Executive	<p>We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.</p>	<p>The SPD does not allocate or identify any sites for development. Comments are noted and no changes proposed.</p>
Historic England	<p>Foremost we are very encouraged to see that the Council has produced a specific SPD for the Historic Environment and we welcome the addition of this document and the guidance it gives.</p> <p>We note a typographical error in paragraph 1.4 it should read ‘manner’.</p>	<p>Comments noted and all proposed changes will be adopted.</p>

	<p>Within paragraph 2.5 we would suggest the deletion of the term 'preserve' and the inclusion of the terms 'protect and conserve'.</p> <p>We recognise the reference to photographs within paragraph 2.14 although they have yet to be included. We support the use of photographs and visual aids to illustrate points made by the text and would welcome their inclusion within all the SPD's.</p> <p>Within paragraph 2.25 we would recommend that the term 'historic parks and gardens' is replaced with 'registered parks and gardens' to reflect the terminology within the NPPF. It would also be appropriate to have an assessment where any heritage asset may be affected by proposed development.</p> <p>Within paragraph 2.42 we would encourage a reference to the 'significance of heritage assets' as well as their setting.</p> <p>Paragraph 2.55 again we would recommend that the term 'historic parks and gardens' is replaced with 'registered parks and gardens' to reflect the terminology within the NPPF. It would also be appropriate to have an assessment where any heritage asset may be affected by proposed development. For example, what would happen if proposed development were to affect</p>	
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	<p>undesigned heritage assets such as those on a Local List or undesigned archaeology?</p> <p>We support the inclusion of paragraphs relating to Heritage Crime.</p> <p>We support the inclusion of paragraph 3.2 and the definition of heritage assets as well as an understanding of significance and setting and question whether this would be better as an introduction to the SPD rather than being included near the end of the guidance.</p> <p>We support the inclusion of a reference to Conservation Principles.</p> <p>We support the reference to GPA3 and request that the Council inserts the appropriate title of the document and also includes a reference to GPA2 which is also relevant for this SPD.</p> <p>We would request that the document references the importance of discussing issues with local and country conservation and archaeology staff at the earliest opportunity as well as utilising the Historic Environment Record.</p>	
Natural England	No comments	No changes proposed
Office of the Rail Regulator	No comments	No changes proposed
Staffordshire County Council	Section 0.1, line 6 – it is suggested that the broader historic landscape character (its intact field systems, woodlands and parklands) can also	Comments noted and all proposed changes will be adopted.

play a role when considering places/areas to visit and to live in. Historic Landscapes (urban and rural) play an important role in creating a unique 'sense of place'. Lichfield has a rich rural environment and I would advise that this is recognised within the SPD at this point.

Section 0.3, line 8-9 – it is suggested the inclusion (underlined) of the following '... when undertaking works which could impact upon the historic environment, heritage assets or their setting and particularly where designated heritage assets are concerned.' This introduces the concept of the Heritage Asset and also the setting of designated heritage assets.

Significance of the District's Historic Environment

Section 0.4-0.7 - This section might be the appropriate place to identify the various studies which have been referred to in the development of this document to include the Extensive Urban Surveys for Lichfield, Colton and Alrewas (available at www.staffordshire.gov.uk), the Historic Landscape Character, the Historic Environment Character Area study and the various Conservation Area Appraisals.

Section 0.5, line 5 – there is a typographical error. Amend to read (underlined) '...of the former Royal Forest of Cannock which by the

later 11th century was a...'

The Pen Portrait and subsequent more detailed consideration are to be welcomed as is the reference to the various SCC and LDC part-funded characterisation studies which have been carried out within the District.

Section 0.15 - The section which considers Hammerwich might also want to highlight the discovery of the Staffordshire Hoard just to the south of the A5 (Watling Street) in 2009. The reason for the burial of such a valuable treasure hoard may never be fully understood but its location close to the line of a Roman road, a route maintained throughout the Anglo-Saxon period and beyond might point to its rapid burial with the intention to return to reclaim at a later date. This evidence points to the Districts role in the Mercian kingdoms rich history both prior to and following its conversion to Christianity in the mid to late 7th century.

Section 0.19 - This section might also want to include the following information:

Settlement appears to have developed within areas of Lichfield during the early medieval period and possibly shortly after the end of formal Roman administration of the province (c.410AD). Seventh century ecclesiastical

foundations are known from St. Chads Church, Stowe and at Lichfield Cathedral; it is not known what impact the Danish incursions of the early 10th century had upon the churches and any settlement in the area.

With the exception of medieval and post-medieval suburban development along the main roads entering the town, Lichfield does not appear to have developed outside its medieval defences until the 18th / 19th century.

Section 1.30 - should this read '0.30'?

Section 0.35 – There are also a number of Scheduled Monuments, Registered Parks and Gardens and buildings or structures recorded on the List of Locally Important Buildings maintained by Lichfield District Council. Figures for these should be included in the SPD.

SWOT Analysis

Opportunities

An active local history society, the local museums and the links to the Staffordshire Hoard (elements of which have been displayed at Lichfield cathedral).

Continued expansion of the Wryley and

Essington Canal from Ogley Junction to Huddlesford Junction (now known as the Lichfield Canal) and the Hatherton branch of the Staffordshire and Worcestershire Canal under the auspices of the Lichfield & Hatherton Canal Conservation Trust.

Section 2

There needs to be a clear statement as to what comprises the historic environment. Essentially this will encompass the Districts' archaeological heritage assets, its historic buildings and structures and its historic landscape character. Some assets will be designated, others will not, but all have a part to play in understanding the character of Lichfield District.

Section 2.2 - Features and qualities of a place may also include:-

- Varying types of field enclosure, different species mixes, the presence of hedge trees etc.
- The road network including green lanes and tracks.
- Surviving earthworks and boundary forms which give clues to past activities such as ridge and furrow, water meadows, quarries, reverse 's-shaped' field boundaries etc.

Section 2.3 - Details of a place might include:-

- Building styles (polite or vernacular), the presence of estate styles etc
- Mix of building periods or all one period (possibly indicating the impact of an historic calamity).
- The street pattern

Section 2.13 – typographical error. Insert (underlined) ‘The District covers an area with a varied...’

Section 3.1 - Heritage Assets can be designated or undesignated. The Staffordshire Historic Environment Record (HER) maintains a data base of heritage assets for the District. Where designated Heritage Assets are concerned the Historic England National Heritage List for England can be consulted.

This statement is very oriented towards historic structures. It should also state clearly that heritage assets can comprise below ground remains and provide evidence for past activity including prehistoric burials and ceremonial sites, defensive enclosures and the remains of past settlements.

	<p>Section 3.3 - might also include Registered Battlefields although none are currently recorded within Lichfield District.</p> <p>Section 3.5. - A link to guidance on what information should be submitted by applicants is provided but I was unable to connect to it. I cannot therefore comment on the type of detail contained on this page. Heritage Statements are normally produced as part of Design and Access Statements; these statements should be proportionate to the significance of the heritage asset/s impacted. As a minimum NPPF para 128 advises that the Heritage Statement should consult with the Historic Environment Record (HER).</p> <p>Section 3.12. - This statement should also reference the Staffordshire Historic Environment Record (HER) which holds data on undesignated heritage assets within the District.</p> <p>Section 3.16. - Designated heritage assets are not just ‘...clearly of some heritage value...’, they have been designated as being of national importance according set criteria. The SPD should clearly identify the status of such statutorily protected heritage assets so that applicants are in no doubt about there significance or the level of protection they enjoy.</p>	
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	<p>Section 3.17. - This section should also include reference to below ground archaeological remains.</p> <p>Section 3.18. - This section considers cumulative or group value. The example provided is of a building, this example could also include reference to the immediate and wider landscape in which it is located, associations with ancillary buildings and below ground archaeological remains.</p> <p>Section 3.31. - This section might wish to include further information on the planning process where evaluation/mitigation is concerned (see below):</p> <p>NPPF para 128 states that proportionate assessment (Heritage Statements) should be prepared in support of applications where they have the potential to impact upon heritage assets or their setting. Local Planning Authorities may also require the production of historic environment desk-based assessments where a scheme has the potential to impact upon archaeological remains and, where necessary, this should be supplemented by archaeological evaluation to support the planning application.</p> <p>Where a development proposal is deemed to be acceptable to the Local Planning Authority but</p>	
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there remains archaeological potential, NPPF para 141 advises that further archaeological mitigation may be required. This work would require developers to ‘...record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.’

Flood Risk

We welcome section 2.78 and the intention for developments to “Integrate existing water features, rivers, becks and ponds. Or incorporate open areas of water, potentially as part of a sustainable drainage scheme with swales and basins in rural areas or edge of settlement locations. Or in urban areas in a formal setting; fountains or other designed water features.

equality impact assessment stage 1 quick check questionnaire



If you are planning on making a change to an existing service or policy, or launching something new, fill out this quick questionnaire to find out if you need to complete a full equality impact assessment. You can also use this form to check your current services or policies.

To find out more about the legal background to equality impact assessments, or for advice on which of your current services should be assessed, read our equality impact assessment help notes.

Section 1: About you and your service area

Your name:	Deborah Boffin
Your service area:	Conservation and Urban Design
Your director/line manager:	Sean Coghlan
Your cabinet member:	CLlr I. Pritchard

Section 2: About your plans

Name of service/policy you are assessing:	Historic Environment Supplementary Planning Document
--	--

Is it? (please delete as appropriate)
<ul style="list-style-type: none"> ▪ A new policy/planned service

Who are the main users of your service/policy? (please delete any that are not appropriate)
<ul style="list-style-type: none"> ▪ All residents ▪ Visitors to the district ▪ Mixture of residents and visitors ▪ Users of a specific service (e.g. leisure centre customers) ▪ Internal (employees) ▪ Disability specific groups ▪ Race specific groups ▪ Gender specific groups ▪ Religious groups ▪ Sexual orientation groups ▪ Older people ▪ Young people ▪ Other (please specify)

Please briefly describe why you are creating a new service/changing an existing service or reviewing current policy/service (where appropriate, include sources of evidence such as customer feedback):
To provide guidance to the adopted Local Plan policies

1 For help or guidance contact Colin Cooke on 01543 308121 or Alison Bowen on 01543 308129 or email colin.cooke@lichfielddc.gov.uk or alison.bowen@lichfielddc.gov.uk

Section 3: Will your plans impact on any particular groups?

3a: Please fill in all boxes that apply in the table below. If any boxes don't apply, please leave blank.

Hints & tips Think about who will benefit from or be affected by your plans/policy. Will any particular group be negatively affected, or not able to use the service? For further guidance please see Section 3 of the help notes.

Impact of plans	Will your plans have a positive impact on this group? If so please explain why?	Will your plans have a negative impact? If so please explain why? <input checked="" type="checkbox"/> If there is a negative impact on any group(s), please complete section 4 for each group.
Groups of users		
Age ranges (indicate range/ranges)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Disability (physical, sensory or learning)	Neutral although the SPD makes reference to 'The Equality Act 2010' in relation to the requirement of owners of buildings used by the public to 'make reasonable adjustments' in order to provide an equality of access to all potential users of the services provided in the building. Improving physical access into and around a building is only one aspect of the 'reasonable adjustments' a service provider may make to improve the equality of access.	No
Gender/sex	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Transgender/gender reassignment	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Race (includes ethnic or national origins, colour or nationality)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Gypsies and travellers	Neutral. The Local Plan Strategy	No

	contains specific policy (H3) in relation to Gypsies, travellers and travelling showpeople and advises that specific sites will be identified through the Land Allocations DPD. This SPD does not impede the preparation of evidence or policies which will relate to gypsies and travellers.	
Refugees / asylum seekers	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Sexual orientation	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Religion or belief (includes lack of belief)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Pregnancy and maternity	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Carers or the people cared for (dependants)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Other (please specify)		

3b: Further details

Please use this space to provide further details if necessary

Section 4: Can you justify and evidence, or lessen any impact?

4a: If you have identified a negative impact(s) on any group(s) please complete the below table for each affected each group. If any boxes don't apply, please leave blank. If you didn't identify any negative impact(s) on the previous page, skip to section 6.

Hints & tips Is there something you can do to reduce or alter any negative impact you have identified? *For example when we changed waste and recycling collections to kerbside collections, we offered disabled/less able people assisted collections.* Please list all the evidence you have gathered to support your decision(s) – this could include customer feedback, statistics, comparable policies, consultation results. If you don't have any evidence, please carry out appropriate studies and research to gather the evidence you need to support your decision(s). If you have no/insufficient evidence or cannot gather any, you will need to complete a full EIA. For further guidance, see Section 4 of the help notes.

Actions you need to take	We will make the following change(s) to the service/policy to reduce the negative impact. Explain the change(s) and the evidence you have to support your decision? <input checked="" type="checkbox"/> Use section 4b below if you want to give more details.	We won't make changes as we can justify our decision and there are sound reasons behind our decision. Justify why and detail the evidence you have gathered to support your decision. <input checked="" type="checkbox"/> Use section 4c below if you want to give more details.	There is a negative impact, and we cannot justify it and/or have no, or insufficient, evidence to support our decision. <input checked="" type="checkbox"/> You will need complete a full equality impact assessment. See the help notes for more details.
Groups of users			
Age ranges (indicate range/ranges)			
Disability (physical, sensory or learning)			
Gender / sex			
Transgender / gender reassignment			
Race (includes ethnic or national origins, colour or nationality)			
Gypsies and travellers			
Refugees / asylum seekers			
Sexual orientation			
Religion or belief (includes lack of belief)			
Pregnancy and maternity			
Carers or the people cared for (dependants)			
Other (please specify)			

4b: Further details on changes

Please use the space below to give more details on the changes you will make, if necessary:

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4c: Further details on justification

Please use the space below to give more details on the justification/evidence you have gathered, if necessary:

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Section 5: Your action plan

Help notes If, as a result of this assessment, you are going to adapt your plans or policy, please include details below. Please include a quick action plan and key dates that will show how you will review your decisions and when. Please include responsibility and expected outcomes. For full guidance on how to complete this section, please refer to the help notes.

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Section 6: Record your actions (delete as appropriate)

I have sent this to Policy and Performance for publication on the intranet and on www.lichfielddc.gov.uk	No	Yes
Date completed:		

SUBMISSION TO ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

Date: 23rd September, 2015

Agenda Item: 7

Contact Officer: Craig Jordan

Telephone: 01543 308202

SUBMISSION BY PORTFOLIO HOLDER FOR ECONOMY

Report on the Supplementary Planning Document on Rural Development

1. Purpose of Report

- 1.1 The Supplementary Planning Document (SPD) was consulted upon in accordance with the Council's adopted Statement of Community Involvement between July and August 2015. Attached at **Appendix A** to this report is a summary of the representations received and the actions proposed in light of the comments made.

2. Summary of Policy Development

- 2.1 Consultation on the rural development SPD started in July and ran for 6 weeks until the middle of August. A press notice was placed in the Lichfield Mercury and a press release circulated. The document was advertised on the Council's website and local planning consultation system as well as an email being sent to all those registered on the consultations system which includes statutory consultees. The consultation resulted in 13 representations being received.
- 2.2 The main points can be summarised as follows:
- support for the preparation of the SPD;
 - requiring proposed residential growth to be in line with the adopted Local Plan;
 - greater recognition of the important role in the countryside of agriculture and the issues faced by farmers;
 - greater emphasis on the historic environment;
 - additional references to specific policies and evidence;
 - minor wording changes to provide greater clarity.
- 2.3 In response to the representations a number of changes to the document are being proposed to address these concerns and these are listed in **Appendix A**. The SPD is available to view by following this [link: https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx](https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx)
- 2.4 In addition during the consultation period and following a legal action the Government has withdrawn the nationally set threshold which was utilised to determine from which sites affordable housing could be requested. Adopted Local Plan Policy H2: Provision of Affordable Homes utilised this standard. A separate report on this matter is before you. If the Council wish to adopt the approach in the report this SPD can be amended at para 2.13 to reflect this by the inclusion of the following statement. 'In the absence of any nationally set thresholds or more up to date guidance the Council's position with regard to the threshold at which affordable housing will be required is stated in the Local Plan update and key issues report of September 2015.'

As part of the preparation of this SPD the existing SPD on the re-use of rural buildings has now been superseded. Subject to the approval of this Committee the existing SPD, which is out of date, should be recommended for withdrawal.

3. Community Benefits

- 3.1 The adopted SPD will assist in delivering the aims and objectives of the adopted Lichfield District Local Plan providing for sustainable development in the rural areas which meets the needs of local residents and businesses and is acceptable in environmental terms.

4. Recommendation

- 4.1 That the Committee agrees to the report and recommends to Cabinet the approval and adoption of the SPD on Rural Development and withdrawal of the existing Re-use of Rural Buildings SPD adopted in 2005.

5. Financial Implications

- 5.1 None from this report.

6. A Plan for Lichfield District Implications

- 6.1 The SPD will assist in delivering on the aims and objectives of the Lichfield District Local Plan and which itself is aligned with the overarching community and corporate goals of the District Plan for Lichfield.

7. Sustainability and Carbon Reduction Issues

- 7.1 Issues of sustainability and climate change are addressed in the SPD where relevant.

8. Human Rights Issues

- 8.1 None

9. Crime and Community Safety Issues

- 9.1 None

10. Risk Management Issues

Risk	Likelihood/ Impact	Risk Category	Countermeasure	Responsibility
That the SPD does not provide the necessary guidance to assist in interpreting agreed policy.	Low/High	Reputational	Setting up of the Task Group involving members and officers has allowed for the individual topics to be considered in detail and issues identified. Consultation has provided those	Development Services; Task Group

			with concerns to raise them and have them considered.	
That the SPD is not prepared in time to operate alongside approved policy.	Low/High	Reputational	The Task Group agreed work programmes and timetables	Task Group and reporting arrangements into EGE & D (O & S) Committee

Background Documents:

- The Lichfield District Local Plan Strategy- adopted 17th February 2015
- Equality Impact Assessment of the Rural Development Supplementary Planning Document August 2015

Report checked and approved:

Strategic/Corporate Director

Appendix A

Rural Development Supplementary Planning Document July 2015 – Summary of Representations

Name	Summary of the Main Issues	How those issues have been addressed
Alrewas Parish Council	<p>No specific comments to raise on the individual sections.</p> <p>Executive Summaries should be a key part of these documents providing a clear guide to the reader but we consider that the Executive Summaries, where they exist, are not in fact Executive Summaries and need to be improved considerably.</p>	This SPD contains an executive summary which is deemed appropriate. No changes proposed.
Burntwood Town Council	No objection as long as the policy improves the level of design and consistency of planning applications.	No action required.
Cannock Chase AONB Unit	<p>That the AONB Management Plan (2014 -19) is referred to as policy context in each of the SPDs at the appropriate point(s).</p> <p>That the AONB Partnership is listed in the “Further contacts” sections of each of the SPDs - Cannock Chase AONB Unit, Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ Tel: 01785 619185 Email: cannockchase@staffordshire.gov.uk</p> <p>The AONB should be referred to in the introduction and in the policy context (1.11) the Local Plan Policy NR5 (and the saved policy NA1) should be included alongside those relating to the SACs. (However the later reference to the AONB at 4.24 is welcomed).</p>	<p>Add NR5: Natural and Historic Landscapes to the bullet list of policies in para 1.11.</p> <p>The AONB Management Plan (2014-19) is referenced in the Local Evidence Base in the Local Plan Strategy NR5 and saved policy NA1 is referred to in section 1.16 of the SPD which lists the ‘saved’ policies from the 1998 Lichfield District Local Plan. No changes proposed.</p>

<p>Brooke Smith Planning Agent on behalf of Flatagent Ltd</p>	<p>Specific reference should be made to Fazeley accommodating the largest proportion of all the key rural settlements and for it to accommodate a minimum of 280-350 units.</p> <p>Para 2.2 should include reference to employment opportunities.</p> <p>The SPD and Land Allocations DPD should not restrict development in sustainable settlements without a Neighbourhood Plan in preference for less sustainable settlements that do have Neighbourhood Plans.</p> <p>The SPD should account for the consideration of the need for the proportion of housing need arising in Birmingham which will need to be accommodated in Lichfield District.</p> <p>Reference should be made to affordable housing being provided in line with policy unless a viability assessment demonstrates to the contrary.</p>	<p>This information is within the Local Plan Strategy and there is no benefit in duplicating this information. There will be adequate opportunity for this to be discussed within the Land Allocations DPD.</p> <p>Comments in relation to Para 2.2 comments are noted, no changes proposed.</p> <p>It is not the role of the SPD to make allocations, this matter will be addressed in the Site Allocations DPD.</p> <p>The Local Plan Strategy makes adequate provision to address any cross boundary issues. Provision of affordable housing will be in accordance with the thresholds contained within the submitted Local Plan Strategy which is the latest evidence which has been subject to independent examination and an amendment is proposed to para 2.13.</p> <p>Policy H2: provision of Affordable Homes, paragraph 8.16 of the Local Plan Strategy (last sentence) addresses this. No changes to the SPD are proposed.</p>
<p>Framptons on behalf of Deanslade Park Consortium</p>	<p>The Deanslade Park Consortium has no comments to make in relation to this consultation.</p>	<p>Noted.</p>
<p>Harris Lamb on behalf of Davy Developments</p>	<p>We support the statement in paragraph 2.4 of the document that new rural housing will also be directed mainly towards the existing rural settlements including Shenstone. We also fully support the protection and enhancement of local facilities and services in the rural area (as set out in section 3 of the document). However, we consider that the document's Executive</p>	<p>Comments are noted. The SPD offers guidance and interpretation of the Local Plan policies, not any Neighbourhood Plan policies, however a Neighbourhood Planning Authority could reference the SPD in their Neighbourhood Plan if they wished. Neighbourhood Plans are required to meet the 'basic conditions' and one of these is to be in general conformity with the strategic</p>

	Summary and Introduction should clearly state that neighbourhood plans must accord with the existing district – wide planning policy framework, and the new SPD.	policies contained in the development plan. No changes are proposed.
Health and Safety Executive	We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.	The SPD does not allocate or identify any sites for development. Comments are noted and no changes proposed.
Historic England	Encourage a reference to heritage tourism and its value within Section 4 of the document, which refers to tourism. Paragraph 4.13 could include a reference to the importance of considering the impact to the historic environment and a link to Lichfield’s evidence on historic farmsteads. Support the inclusion of paragraph 5.13, bullet point on the historic environment and add reference to the Historic Environment Record. Para 5.13, bullet 3 include a reference to the need for appropriate design principles that are sensitive to the historic environment and link for more details to the Historic Environment SPD. Include reference to the historic environment within Appendix B paragraph 3.26 relating to the setting of heritage assets. Support the inclusion of paragraphs 4.5 and 4.6.	Section 4 – No objection, reference can be added to the introductory paragraph. Add reference to evidence on historic farmsteads to para 4.15. 5.13 – No objection, change proposed. Appendix B, para 3.26 No objection, change proposed. 4.5 and 4.6 – noted.

Natural England	No comments	No changes proposed
Network Rail	No comments	No changes proposed
National Farmers Union	<p>SPD should promote growth in more traditional sectors of agriculture as well as supporting diversification.</p> <p>Housing Chapter- a cautious approach should be taken to the allocation of sites for residential development in proximity to an existing livestock unit as there is considerable potential for an impact upon the operation of the existing business.</p> <p>Rural Economy and Tourism chapter- Support for agricultural development should be more stridently expressed.</p> <p>-request more information on appropriate locations and support for a range of on farm renewable projects.</p> <p>Appendix A- Provision of new housing for those employed in agriculture and rural businesses is key to the development of a vibrant and economically sustainable rural economy. The current shortfall of rural housing and the large gap between rural earnings and average house prices makes it increasingly difficult for rural people to stay in their local area and contribute to the community and economy.</p> <p>When new dwellings are constructed for farm businesses it is important that they are large enough to cope with the many demands of the farm business, together with the needs of a farming family and be flexible enough to accommodate families at a range of life stages.</p>	<p>Policy NR1 of the Local Plan Strategy supports proposals which assist in delivering diverse and sustainable farming enterprises and is referred to in para 4.13 of the SPD. However an additional sentence to para 4.1 is proposed to recognise the significance farming still has in the rural areas. Sentence to be inserted after tourism.</p> <p>‘Agriculture delivers real growth to the rural areas’</p> <p>Housing chapter – comments are noted. No specific allocations are made within the document and Policy CP3 of the Local Plan Strategy protects the amenity of our existing and future residents.</p> <p>Rural Economy and Tourism – an addition has been made to para 4.1. Further guidance than is available in para 4.14 on renewables is difficult to add due to the changing nature of renewables technology and the need to consider proposals on a site specific basis. Further information is available in the Sustainable Design SPD, although this is not specific to agricultural buildings.</p> <p>Appendix A – para 7.2 refers to the size of the dwelling being appropriate to the size of the particular holding or enterprise rather than the owner or occupier, however the standard condition includes reference to ‘any resident dependants’ This matter should be considered for each individual case. No change proposed.</p> <p>Appendix B – comments noted.</p>

	<p>Appendix B- welcome the policy that encourages the re-use of rural buildings, Barns and rural buildings are a valued feature of the Staffordshire landscape, however if they are to remain they must be maintained otherwise they will fall into disrepair and disappear from the landscape. In many cases securing a sensitive residential development secures on-going maintenance for the building which would be unaffordable to many farming businesses. The new permitted development rights for these buildings can play an important role in delivering additional rural housing.</p> <p>SPD should address the impact of HS2 on farming enterprises in the District.</p>	<p>HS2 – due to the need to consider the impacts upon individual property this is not a matter for the SPD and the Council is supporting our farming businesses as appropriate.</p>
Office of the Rail Regulator	No comments	No changes proposed
Staffordshire County Council	<p>Support the preparation of the SPD.</p> <p>Chapter 2 consider broadening the definition of 'local'</p> <p>Para 5.13 add reference to the Historic Environment Record</p> <p>Appendix B1 include reference to the Staffordshire Historic Farmsteads Study</p> <p>Para 1.2 should include reference to species protection as bat roosts are common in rural buildings</p> <p>Section 1.6-1.8 should include specific reference to the NPPF provisions regarding biodiversity.</p> <p>Section 2.6 could refer to protection to biodiversity in design of converted/replacement buildings.</p> <p>Appendix B.4 is appropriate.</p>	<p>Noted.</p> <p>Change proposed to first bullet point to bring it into line with the Local Letting Scheme 'or have been resident in the village and have done so for at least 6 months out of the last 12months or for not less than 3 years out of the last 5 years'</p> <p>5.13 – No objection, change proposed.</p> <p>Add reference to Appendix B1 para 4.5.</p> <p>Para 1.2 no objection, changes proposed.</p> <p>1.6-1.8 No specific reference is made to all sections of the NPPF, para 1.6 states this is only where they are not within the Local Plan Strategy. No changes proposed.</p> <p>Section 2.6 The list of bullets is very generic and the suggested change is too specific. Biodiversity in relation to the design of converted/replacement buildings is addressed at</p>

	<p>Appendix B para 4.8 add 'All major proposals over 1 hectare within flood zone 1 also require a Flood Risk assessment to assess the pluvial and drainage consideration'</p> <p>Welcome comments on Appendix B 4.13 regarding prior approval.</p> <p>Welcome Appendix B para 5.3, add 'based on sustainable drainage principles' to bullet 5.</p>	<p>specific sections in the SPD and through the Biodiversity and Development SPD and the policies within the Local Plan. No change proposed.</p> <p>Appendix B – noted.</p> <p>Appendix B para 4.8 comments added.</p> <p>Comments noted. B 4.13</p> <p>Appendix B 5.3 comments added to bullet 5.</p>
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equality impact assessment stage 1 quick check questionnaire



If you are planning on making a change to an existing service or policy, or launching something new, fill out this quick questionnaire to find out if you need to complete a full equality impact assessment. You can also use this form to check your current services or policies.

To find out more about the legal background to equality impact assessments, or for advice on which of your current services should be assessed, read our equality impact assessment help notes.

Section 1: About you and your service area

Your name:	Deborah Boffin
Your service area:	Conservation and Urban Design
Your director/line manager:	Sean Coghlan
Your cabinet member:	CLlr I. Pritchard

Section 2: About your plans

Name of service/policy you are assessing:	Historic Environment Supplementary Planning Document
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Is it? (please delete as appropriate)
<ul style="list-style-type: none">A new policy/planned service

Who are the main users of your service/policy? (please delete any that are not appropriate)
<ul style="list-style-type: none">All residentsVisitors to the districtMixture of residents and visitorsUsers of a specific service (e.g. leisure centre customers)Internal (employees)Disability specific groupsRace specific groupsGender specific groupsReligious groupsSexual orientation groupsOlder peopleYoung peopleOther (please specify)

Please briefly describe why you are creating a new service/changing an existing service or reviewing current policy/service (where appropriate, include sources of evidence such as customer feedback):
To provide guidance to the adopted Local Plan policies

1 For help or guidance contact Colin Cooke on 01543 308121 or Alison Bowen on 01543 308129 or email colin.cooke@lichfielddc.gov.uk or alison.bowen@lichfielddc.gov.uk

Section 3: Will your plans impact on any particular groups?

3a: Please fill in all boxes that apply in the table below. If any boxes don't apply, please leave blank.

Hints & tips Think about who will benefit from or be affected by your plans/policy. Will any particular group be negatively affected, or not able to use the service? For further guidance please see Section 3 of the help notes.

Impact of plans	Will your plans have a positive impact on this group? If so please explain why?	Will your plans have a negative impact? If so please explain why? <input checked="" type="checkbox"/> If there is a negative impact on any group(s), please complete section 4 for each group.
Groups of users		
Age ranges (indicate range/ranges)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Disability (physical, sensory or learning)	Neutral although the SPD makes reference to 'The Equality Act 2010' in relation to the requirement of owners of buildings used by the public to 'make reasonable adjustments' in order to provide an equality of access to all potential users of the services provided in the building. Improving physical access into and around a building is only one aspect of the 'reasonable adjustments' a service provider may make to improve the equality of access.	No
Gender/sex	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Transgender/gender reassignment	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Race (includes ethnic or national origins, colour or nationality)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Gypsies and travellers	Neutral. The Local Plan Strategy	No

	contains specific policy (H3) in relation to Gypsies, travellers and travelling showpeople and advises that specific sites will be identified through the Land Allocations DPD. This SPD does not impede the preparation of evidence or policies which will relate to gypsies and travellers.	
Refugees / asylum seekers	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Sexual orientation	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Religion or belief (includes lack of belief)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Pregnancy and maternity	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Carers or the people cared for (dependants)	Neutral although the SPD does provide detailed guidance in relation to Core Policy 14 – Our Built and Historic Environment and Policy BE1 – High Quality Development. The SPD will facilitate the delivery of a high quality sustainable built environment for all.	No
Other (please specify)		

3b: Further details

Please use this space to provide further details if necessary

Section 4: Can you justify and evidence, or lessen any impact?

4a: If you have identified a negative impact(s) on any group(s) please complete the below table for each affected each group. If any boxes don't apply, please leave blank. If you didn't identify any negative impact(s) on the previous page, skip to section 6.

Hints & tips Is there something you can do to reduce or alter any negative impact you have identified? *For example when we changed waste and recycling collections to kerbside collections, we offered disabled/less able people assisted collections.* Please list all the evidence you have gathered to support your decision(s) – this could include customer feedback, statistics, comparable policies, consultation results. If you don't have any evidence, please carry out appropriate studies and research to gather the evidence you need to support your decision(s). If you have no/insufficient evidence or cannot gather any, you will need to complete a full EIA. For further guidance, see Section 4 of the help notes.

Actions you need to take	We will make the following change(s) to the service/policy to reduce the negative impact. Explain the change(s) and the evidence you have to support your decision? <input checked="" type="checkbox"/> Use section 4b below if you want to give more details.	We won't make changes as we can justify our decision and there are sound reasons behind our decision. Justify why and detail the evidence you have gathered to support your decision. <input checked="" type="checkbox"/> Use section 4c below if you want to give more details.	There is a negative impact, and we cannot justify it and/or have no, or insufficient, evidence to support our decision. <input checked="" type="checkbox"/> You will need complete a full equality impact assessment. See the help notes for more details.
Groups of users			
Age ranges (indicate range/ranges)			
Disability (physical, sensory or learning)			
Gender / sex			
Transgender / gender reassignment			
Race (includes ethnic or national origins, colour or nationality)			
Gypsies and travellers			
Refugees / asylum seekers			
Sexual orientation			
Religion or belief (includes lack of belief)			
Pregnancy and maternity			
Carers or the people cared for (dependants)			
Other (please specify)			

4b: Further details on changes

Please use the space below to give more details on the changes you will make, if necessary:

4c: Further details on justification

Please use the space below to give more details on the justification/evidence you have gathered, if necessary:

Section 5: Your action plan

Help notes If, as a result of this assessment, you are going to adapt your plans or policy, please include details below. Please include a quick action plan and key dates that will show how you will review your decisions and when. Please include responsibility and expected outcomes. For full guidance on how to complete this section, please refer to the help notes.

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Section 6: Record your actions (delete as appropriate)

I have sent this to Policy and Performance for publication on the intranet and on www.lichfielddc.gov.uk	No	Yes
Date completed:		

SUBMISSION TO ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE

Date: 23rd September, 2015

Agenda Item: 8

Contact Officer: Craig Jordan

Telephone: 01543 308202

SUBMISSION BY PORTFOLIO HOLDER FOR ECONOMY

Report on the Supplementary Planning Document Sustainable Design

1. Purpose of Report

- 1.1 The Supplementary Planning Document (SPD) was consulted upon in accordance with the Council's adopted Statement of Community Involvement between July and August 2015. Attached at **Appendix A** to this report is a summary of the representations received and the actions proposed in light of the comments made.

2. Summary of Policy Development

- 2.1 Consultation on the sustainable design SPD started in July and ran for 6 weeks until the middle of August. A press notice was placed in the Lichfield Mercury and a press release circulated. The document was advertised on the Council's website and local planning consultation system as well as an email being sent to all those registered on the consultations system which includes statutory consultees. The consultation resulted in 13 representations being received.

The main points can be summarised as follows:

- support for the preparation and content of the SPD;
- greater emphasis on the historic environment, waste management and renewable technology;
- referencing of current Sustainable Urban Drainage (SuDs) procedures and guidance notes;
- additional issues for the Sustainability Checklist and its role in terms of planning validation requirements
- removal of references to withdrawn Government guidance
- minor wording changes to provide greater clarity.

In response to the representations a number of changes to the document are being proposed to address these concerns and these are listed in **Appendix A**. The SPD is available to view by following this [link](https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx):
<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Supplementary-planning-documents/Supplementary-Planning-Documents.aspx>

3. Community Benefits

- 3.1 The adopted SPD will assist in delivering the aims and objectives of the adopted Lichfield District Local Plan providing for sustainable development in the rural areas which meets the needs of local residents and businesses and is acceptable in environmental terms.

4. Recommendation

- 4.1 That the Committee agrees to the report and reports to Cabinet for approval and recommends to the Cabinet approval and adoption of the SPD on Sustainable Design.
- 4.2 That the Committee agrees that approval is sought from Planning Committee to amend the Local Validation Requirements to accommodate the Sustainability Checklist.

5. Financial Implications

- 5.1 None from this report.

6. A Plan for Lichfield District Implications

- 6.1 The SPD will assist in delivering on the aims and objectives of the Lichfield District Local Plan and which itself is aligned with the overarching community and corporate goals of the District Plan for Lichfield.

7. Sustainability and Carbon Reduction Issues

- 7.1 Issues of sustainability and climate change are addressed as a key element of the SPD where relevant.

8. Human Rights Issues

- 8.1 None

9. Crime and Community Safety Issues

- 9.1 None

10. Risk Management Issues

Risk	Likelihood/Impact	Risk Category	Countermeasure	Responsibility
That the SPD does not provide the necessary guidance to assist in interpreting agreed policy.	Low/High	Reputational	Setting up of the Task Group involving members and officers has allowed for the individual topics to be considered in detail and issues identified. Consultation has provided those with concerns to raise them and have them considered.	Development Services; Task Group
That the SPD is	Low/High	Reputational	The Task Group	Task Group

not prepared in time to operate alongside approved policy.			agreed work programmes and timetables	and reporting arrangements into EGE & D (O & S) Committee
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Background Documents:

- The Lichfield District Local Plan Strategy- adopted 17th February 2015
- Equality Impact Assessment of the Sustainable Design Supplementary Planning Document August 2015

Report checked and approved:

Strategic/Corporate Director

Appendix A

Sustainable Design Supplementary Guidance Consultation Summary Table

Organisation	Comment	Action
Staffordshire County Council	<p>Ecology</p> <p>The green Infrastructure section of the SPD appears to have a strong emphasis on trees and overlap with the Trees, Landscape and Development SPD. Other elements of Green Infrastructure should be given equal prominence.</p>	<p>Duly noted. Whilst trees are covered, other elements of GI are identified in para 3.5 of the SPD.</p> <p>Recommendation</p> <p>No amendment.</p>
Staffordshire County Council	<p>Ecology</p> <p>NPPF considers biodiversity as an element of Sustainable Development.</p> <p>Suggest inclusion within Sustainability Checklist of biodiversity related tests</p> <ul style="list-style-type: none"> • Has the development taken account of significant and protected species and their habitats? • Has the development incorporated features for support of biodiversity such as native species in landscape planting, nest boxes and other features that support wildlife species? 	<p>Duly noted.</p> <p>Recommendation</p> <p>Additions to be included within Sustainability Checklist. Also, amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>
Staffordshire County Council	<p>Historic Environment</p> <p>Sustainable design must be based on an understanding of the environment and landscape into which development is being located. Only through understanding the cultural and natural heritage of a landscape can the design of a building or a residential development be considered sustainable in environmental terms as identified in the NPPF.</p>	<p>Duly noted.</p> <p>Recommendation</p> <p>In response to this representation and that made by Historic England a para will be added between 3.54 and 3.55 expressing the comments made and also including a cross reference to the Historic Environment SPD.</p>
Staffordshire County Council	<p>Historic Environment</p> <p>Proposed amendment to Sustainability Checklist.</p> <p>Does the project preserve or enhance a building or landscape of value to the local community?</p>	<p>Duly noted.</p> <p>Recommendation</p> <p>Changes to be included within Sustainability Checklist. Also amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>

Staffordshire County Council	<p>Historic Environment Proposed additional questions to the Sustainability Checklist.</p> <ul style="list-style-type: none"> • Does the development lie adjacent to or within a significant heritage asset (i.e. Conservation Area, registered Park, Listed Building, Scheduled Monument, historic landscape). • Where appropriate, has the development considered the historic context of the scheme during the design process including layout, design, massing, use/reuse of material, planting and screening, landscaping etc.? 	<p>Duly noted.</p> <p>Recommendation Additions to be included within Sustainability Checklist. Also amend Appendix B para 1-4 to include appropriate Local Plan Strategy Policy reference.</p>
Staffordshire County Council	<p>Climate Change Green infrastructure and Green Space are very strong, recognising the value of an environmental value provided in Green Infrastructure</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Staffordshire County Council	<p>Climate Change We would suggest consideration be given to tree planting near road networks in association with flood prevention and road safety.</p>	<p>Duly noted.</p> <p>Recommendation Comment for consideration as part of the Trees, Landscape & Development SPD.</p>
Staffordshire County Council	<p>It is noted Appendix B is referred to as Appendix 2 in the text</p>	<p>Duly noted.</p> <p>Recommendation Amend text to ensure consistency.</p>
Staffordshire County Council	<p>Climate Change Section 4.19 identifies the factors that need to be considered as part of a Sustainability Checklist. Under sections 4.5 to 4.8 however there is clear provision that certain energy related standards should be met through a combination of BREEAM, Co2 emissions, energy usages etc. If standards like these are being enforced through other policies or codes, they need to be consistently applied with high standards. Our suggestion would be that most if not all elements of the Sustainability Checklist must be fulfilled in order to comply, especially in relation to renewables.</p>	<p>Duly noted.</p> <p>We will consistently apply the Sustainability Checklist through the Development Management process to take account of all relevant issues.</p> <p>Recommendation No amendment</p>
Staffordshire County Council	<p>Waste (Minimisation) In relation to waste and recycling there is no real mention other than a token reference to Waste Minimisation under section 2.24. Similarly, there is reference to “Waste Recycling” in the Sustainability Checklist regarding provision of facilities to accommodate receptacles etc, but nothing to suggest this is to be enforced or reference elsewhere. It would be beneficial to include more content on this matter for clarity.</p>	<p>Duly noted.</p> <p>Local Plan Strategy Core Policy 3: Delivering Sustainable Development provides policy guidance in regard to waste as well as Policy BE1: High Quality Development. Further Details are also</p>

		<p>provided within the explanation text para 5.6 to 5.10 of the Local Plan Strategy. Parap 5.10 states “With regard to waste management the District Council also supports the Waste Hierarchy approach as advocated by the Waste Authority: Staffordshire County Council. This approach is fundamental to the Staffordshire and Stoke–on-Trent Waste Local Plan 2010-2026.</p> <p>Recommendation Add a reference in the SPD to the above.</p>
Staffordshire County Council	<p>Waste (Minimisation) Similarly, information about targets around waste minimisation and recycling. References to making best efforts where reasonable to use recycled material during construction is again very loose.</p>	<p>Duly noted. Local Plan Strategy Core Policy 3: Delivering Sustainable Development provides policy guidance in regard to waste as well as Policy BE1: High Quality Development. Further Details are also provided within the explanation text para 5.6 to 5.10 of the Local Plan Strategy</p> <p>Recommendation Add a reference in the SPD to the above.</p>
Staffordshire County Council	<p>Renewables/Technology Some of the language used in the SPD on renewables is weak. Such as implementation “where possible” and “the council expects some developments, where appropriate”. The terminology gives opportunity for renewable technologies/efficiency measures not to be included by developer.</p> <p>For consistency, we would suggest the position needs to remain strong to ensure developer are delivering against renewable/efficiency targets.</p>	<p>Noted. In para 4.4 of the SPD it states “<i>The council expects standards for some developments where appropriate to go beyond the minimum standards set out in the Buildings Regulations, where this is economically viable and achievable</i>”. This sentence along with the Local Plan Strategy Policy SC2 provides for a presumption in favour of sustainable development outlined within the NPPF.</p> <p>Recommendation</p>

		No amendment
Staffordshire County Council	Zero Carbon Homes Government announced this has been scrapped, obviously we would still like to see developer deliver against this; is this to be upheld as a requirements	Duly Noted Between preparation of and consultation on the SPD, government guidance has been changed. Recommendation The SPD will be amended to reflect this situation. Future planning applications will be determined in line with relevant policy and guidance at the time of submission.
Staffordshire County Council	Sustainable Urban Drainage (SuDs) Welcome the inclusion of SuDs into section 1.2 as part of the overall thrust for sustainable development	Duly noted. Recommendation No amendment
Staffordshire County Council	Sustainable Urban Drainage Welcome the section on 3.39 Sustainable Water Management, and the list of SuDs components that could be utilised within a development proposal.	Duly noted Recommendation No amendment
Staffordshire County Council	Sustainable Urban Drainage LDC may wish to make reference to the SCC Local Standards and the Shropshire & Staffordshire Suds Handbook (date of publication TBC) – if the SPD is deemed a ‘living document’.	Duly noted. Recommendation Include reference to SCC Local Standards and Shropshire & Staffordshire SuDs handbook.
Staffordshire County Council	Sustainable Urban Drainage The SPD may wish to consider the need for future maintenance in perpetuity for the lifetime of the development.	Duly noted. Recommendation Cross reference will be made to the Developer Contributions SDP.
Staffordshire County Council	Sustainable Urban Drainage Section 3.42 may wish to strengthen the wording to remove the word ‘Ideally’ from the sentence “Ideally, the system should utilise a management train and should achieve equal standing in all of these areas”. This would provide ourselves (SCC) as Lead Local Flood Authority a suitable ‘policy hook’.	Duly noted. The following sentence within para 3.42 of the SPD states “ <i>However, specific site considerations may mean that a balance of benefits is not always achieved</i> ”. Within this context ‘ideally’ reflects further the need to take each site on an individual basis.

		<p>Recommendation No amendment to Section 3.42.</p> <p>It is however recommended that further reference is made to the SCC Local Standards and the Shropshire & Staffordshire SuDs Handbook to provide further guidance.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage Welcome the reference to blue-green infrastructure with section 3.5 and the multi – purpose spaces that could be used for amenity, water management and flood reduction within open space.</p>	<p>Duly noted Recommendation No amendment.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage In sections 3.19-3.20 Flood Reduction – refers to green infrastructure and LDC may wish to include permeable surfacing within this section to help lessen areas of hardstanding.</p>	<p>Duly noted. Recommendation Addition to be included within para 3.21.</p>
Staffordshire County Council	<p>Sustainable Urban Drainage Section 3.48 twice makes reference to SAB (SuDs approval body) but this envisaged change to legislation did not occur. Instead, Lead Local Flood Authorities are now a statutory consultee on drainage matters for major developments, and have improved responsibilities for local flood risk management. This section will need re-writing to accommodate the changed approach by Government and direct developers to liaise in pre- application discussions with the County Council as Lead Local Flood Authority. As noted above we are currently in the process of preparing guidance on SUDs that we hope to be linked to Local Plans in some form, which we would like to discuss further with you.</p>	<p>Duly noted Recommendation Reference to SABs in para 3.48 bullets three and five will be removed. An additional paragraph between 3.47 and 3.48 will be added to reflect current situation.</p>
Burntwood Town Council	<p>No objection as long as the policy guidance improves the level of design and consistency of planning applications.</p>	<p>Duly noted. Recommendation No amendments</p>
Cannock Chase AONB	<p>Welcome some reference to the AONB at various points in the documents but consider that a more consistent treatment would properly recognise the national importance of the AONB in terms of planning policy and decisions. Following comments made in light of this.</p>	<p>Duly noted. Where relevant to the AONB Management Plan (2014-19) is referenced within the Local Plan Strategy and forms part of the local plan evidence base.</p>

	<ul style="list-style-type: none"> • That the AONB Management Plan (2014-19) is referred to as policy context in each of the SPDs at the appropriate point (s). • That the AONB Partnership is listed in the “Further Contacts” sections of each of the SPDs. 	<p>Recommendation No amendment</p> <p>Duly noted. The Sustainable Design SPD does not have a Further Contacts Section</p> <p>Recommendation No amendment</p>
Cannock Chase AONB	The need to encourage non-vehicular access to the AONB (for existing residents, new development and visitors) is included.	<p>Duly noted. This is not a planning matter and therefore cannot be addressed through this SPD</p> <p>Recommendation No amendment</p>
Cannock Chase AONB	At paragraph 1.5 that the AONB is acknowledged in the description of “Local Characteristics”.	<p>Duly noted.</p> <p>Recommendation Additional Para to be included to reflect the Districts existing Green Infrastructure between para 1.5 and 1.6.</p>
Health and Safety Executive	We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation documents on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.	<p>Duly Noted SPD does not allocate sites.</p> <p>Recommendation No amendment.</p>
Natural England	<p>Green (and Blue) Infrastructure</p> <p>Welcome the draft SPD’s coverage on these subjects, which emphasises the multi – functional role of such infrastructure.</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Natural England	<p>Preapplication/Early discussion between stakeholders</p> <p>Welcomes the reference to the importance of early discussions regarding draft planning proposals and the range of opportunities this presents to avoid adverse impacts and maximise opportunities for sustainable outcomes such as sustainable drainage systems and generous level of tree canopy cover.</p>	<p>Duly noted.</p> <p>Recommendation No amendment.</p>
Natural England	Long term maintenance requirements	Duly noted.

	The successful establishment and maintenance of suitable development component such as Sustainable Drainage Systems together with wildlife habitats forming part of greenspace is dependent upon robust funding mechanisms over a suitable timescale.	Recommendation Cross reference to Developer Contributions SDP to be included.
Office of Rail and Road	No comment	Duly noted Recommendation No amendment.
Network rail	No comment	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	General support Support the overall purpose of the document which is to provide detailed design guidance in respect of a number of matters including layout, density and construction and the objectives of urban design.	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	Parking Standards and Sustainability Checklist Note that the SDP also includes important guidance on the interpretation of Local Plan policies relating to car parking standards, how to calculate amenity distances and includes the Council Sustainability Checklist. Particularly supportive of the car parking standards and the Sustainability Checklist as these are components that will help the LPA to encourage Sustainable development in the district.	Duly noted Recommendation No amendment.
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	Additional Clarification Request that the documents provides greater clarity on the following; <ul style="list-style-type: none"> • Electric Vehicle Charging Points • Requirement or otherwise of SuDs • The weight attached to the Sustainability Checklist 	Duly noted EVCP – Local Plan Strategy Policy ST2: Parking Provision provides clarification on the level of provision the District Council will have in regard to Provision for alternative for alternative fuels including electric charging points. SuDs – amendments of para 3.48 and the cross reference to the SCC Local Standards and the Shropshire & Staffordshire Suds Handbook will address this element of the representation SC – Explanatory text Appendix B paras 1 to 4 provide the context for the

		<p>Sustainability Check list. It is a tool to assist applications with the application process in meeting the policy requirements set out in Local Plan Strategy Core Policy 3: Delivering Sustainable Development and Development management Policy SC1. The Appendix text will be amended to include the relevant policies to support recommended Checklist additions following this consultation.</p> <p>Recommendation Reference is made to the SCC Local Standards and the Shropshire & Staffordshire SuDs Handbook to provide further guidance.</p>
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	<p>Off Site Tree Planting Paragraph 3.31 includes a requirement for developer to facilitate off site strategic tree planting where existing trees cannot be retained, this is inconsistent with the draft Trees, Landscaping & Development SPD which does not include this requirement. In addition concerned about how this would be successfully secured e.g. a Grampian condition or a planning obligation and what types of sites this would be required for.</p>	<p>Duly noted</p> <p>Recommendation Sustainable Design and Trees, landscape and Development SPD to be reconciled.</p>
WYG Planning & Design on behalf of Development Securities (Lichfield) Ltd	<p>Validation requirements Clarification regarding the validation requirements set out in the SPD and particularly whether or not the Sustainability Checklist would be a validation requirement.</p>	<p>Duly Noted</p> <p><i>Recommendation</i> <i>Approval will be sought from Planning Committee to include the Sustainability Checklist within the Local Validation Requirements.</i></p>
The National Forest Company	<p>Tree Planting There is an excellent long section on the benefits of tree planting in urban areas and the planting of woodlands in Section 3. We would welcome a specific mention of The National Forest as an example of where many of the methods of incorporating tree planting and green infrastructure into the built form are being used</p>	<p>Duly Noted</p> <p>Recommendation The National Forest to be added as an example in para 3.8. An additional paragraph to be included to reflect the</p>

		Districts existing Green Infrastructure between paragraph 1.5 and 1.6.
The National Forest Company	<p>Tree Planting</p> <p>.....and further support the need to incorporate tree planting within all scales of development within the Forest.</p>	<p>Duly noted</p> <p>Para 11.9 of the SPD references the National Forest as a means to contribute to positive landscape change across the District. When development proposals come forward...etc</p> <p>Recommendation No amendment</p>
Alrewas Parish Council	<p>Executive Summaries</p> <p>Members of Alrewas Parish Council have reviewed the document and have no specific comments to raise on the individual sections, save for the comments below:</p> <p>An Executive Summary should be a key part of the document providing a clear guide to the reader. We consider the Executive Summary, where they exist, are not in fact Executive Summaries and need to be improved considerably.</p>	<p>Duly noted</p> <p>The SPD contains an Executive Summary which it is considered appropriately provides policy context, a summary of the document contents and an overview of the chapter and appendix headings.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Sustainable Settlements</p> <p>The Consortium support the reinforcement of the Strategic Spatial Strategy which seeks to concentrate growth to the most sustainable settlements (Para2.8). Land at Deanslade Farm adjoins the built up area of Lichfield City which is the most sustainable location in Lichfield District.</p>	<p>Duly Noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Connectivity</p> <p>Paragraphs 2.11 to 2.17 seek to ensure new developments include good permeability and connectivity. This aspiration is supported by the Consortium and delivering high quality connectivity within and outside of the Deanslade Farm site has been an ever-present design theme.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Public Transport</p> <p>The Consortium support the aspiration for development to minimise the need to travel via private motor vehicle. The requirement for provision of public transport and improved access to public transport are best practice features that have formed part of</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>

	the development of the Deanslade Farm site promotion and will feature in the emerging application master plans.	
Framptons Town Planning	<p>Renewable Energy</p> <p>The consortium supports the principle of development integrating renewable energy. However it is considered that any policy should provide sufficient flexibility to ensure deliverability of a site. Each site needs a mechanism to ensure the most appropriate renewable systems and scheme for that particular site and its context is negotiated and not imposed in a rigid manner</p>	<p>Duly noted. This comments relates to the application of the Local Plan Policy. In assessing any development proposal the Council will have to assess the degree to which renewable energy is addressed.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Layout and Density</p> <p>The general aspirations for providing a high quality layout and density with the provision of Green Infrastructure is supported. However the Consortium seek clarity in the SPD over certain reference to aspirational elements of GI. Paragraph 3.5 makes reference to 'Canals and Reservoirs' the former being relevant to the Deanslade Park proposals due to the aspiration to reinstate the Lichfield Canal at a point close to the allocation. The consortium does not support policy wording (either in the LDC LP or SPD) which fails to give certainty over what is required. This vagueness can be seen as being conflict with para 154 NPF the Framework which states "Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. The consortium seek clarification be added to the SPD to make it clear that the SPD is seeking integration with GI but not necessarily demanding the development contribute towards the infrastructure which will remain a negotiation specific to each development scenario.</p>	<p>Duly noted. Local Plan policy is approved and adopted.</p> <p>The list of Green Infrastructure listed in bullet points in para 3.5 is prefixed with the sentence "This includes public and private spaces such as" the wording such as indicates that this is a list of examples and not a requirement of each site, notwithstanding Policy within the Local Plan Strategy. Policy Lichfield 1: Lichfield Environment provides the Policy context for the Lichfield Canal from Huddlesford junction through Lichfield City. Appendix H Deans Slade South of Lichfield SDA Concept Statement of the Local Plan Strategy provides further guidance.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Tree Planting on Major Development Sites</p> <p>Paragraph 3.30 requires major development sites to demonstrate that sufficient space is reserved for retention of existing trees and new planting. The Consortium support this aspiration and remain keen to progress agreement of a suitable landscaping scheme as an application is progressed for Deanslade Farm. Compliance with this</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>

	requirement is not considered unreasonable and can be achieved as part of the Country Park	
Framptons Town Planning	<p>Sustainable Water Management</p> <p>The Consortium supports the principle of introducing SuDs and understands the benefits such systems can deliver. The Consortium request that flexibility is included in the policy to ensure the most appropriate mechanism are negotiated for each development site including management arrangements.</p>	<p>Duly noted. Local Plan policy is approved and adopted. The Council will consider compliance with policy when it determines any application.</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Walkable Communities</p> <p>The Consortium notes the requirement and supports the integration of good pedestrian connectivity through the Deanslade Park site. Locating key destination so that they achieve good accessibility has been a feature of the emerging master plans.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Technology and Construction</p> <p>The Consortium notes the various aspirations relating to energy efficiency; reducing CO2; sustainability standards and other measures of assessing the relative sustainability of development. Seeking to improve sustainability is a measure Taylor Wimpey has committed to as an organisation, however again the policy should not be overly prescriptive as many of these matters are or will be covered by guidance.</p>	<p>Duly noted</p> <p>Recommendation No amendment</p>
Framptons Town Planning	<p>Technology and Construction</p> <p>It is not considered appropriate for the SPD to make reference to the 'Code for Sustainable Homes' as this has been scrapped by Central Government. As with other elements of the SDP the consortium requests that the policies include flexibility so that requirements are not imposed in a blanket manner across the District and can be subject to negotiation and justification provided should an alternative approach be considered more appropriate.</p>	<p>Duly noted</p> <p>Between preparation and consultation of the SPD government guidance has changed. This will be reflected in the final version of the SPD.</p> <p>Recommendation The SPD will be amended to reflect this situation. Future planning applications will be determined in line with relevant policy and guidance at the time of submission.</p>
Historic England	<p>Historic Environment</p> <p>We recommend including a paragraph on the historic environment and the need for sustainable design principles to be incorporated on developments that affect the</p>	<p>Duly noted</p> <p>Recommendation In response to this representation and that made by SCC a paragraph will be</p>

	historic environment. A link to the Historic Environment SPD could then be included rather than adding the detail to this SPD.	added between 3.54 and 3.55 expressing the comments made and also including a cross reference to the Historic Environment SPD. An additional two questions covering the Historic Environment will be included within the Sustainability Checklist as per SCC Historic Environment representation.
Historic England	<p>Historic Environment</p> <p>We consider that the historic environment should be referenced as one of the bullet points within the list of Green Infrastructure in paragraph 3.5.</p> <ul style="list-style-type: none"> • Heritage Assets 	<p>Duly Noted</p> <p>Recommendation</p> <p>Include Heritage Assets in text at para 3.5.</p>
Development Management Lichfield District Council	<p>Section 8 privacy and outlook</p> <p>Typo – To avoid any undue overbearing effect in term of outlook where one dwelling faces the ‘rear’ (this should say ‘side’ not ‘rear) of a neighbourhood property and where there are no facing windows, the minimum distance separation should be 13 metres or 10 metres in the case of a bungalow or single storey development.</p>	<p>Duly Noted</p> <p>Recommendation</p> <p>Amend text to bring it in line with Residential Design SPD and British Research Establishment (BRE) Digest 2009.</p>

equality impact assessment stage 1 quick check questionnaire



If you are planning on making a change to an existing service or policy, or launching something new, fill out this quick questionnaire to find out if you need to complete a full equality impact assessment. You can also use this form to check your current services or policies.

To find out more about the legal background to equality impact assessments, or for advice on which of your current services should be assessed, read our equality impact assessment help notes.

Section 1: About you and your service area

Your name:	Maxine Turley
Your service area:	Spatial Policy and Delivery
Your director/line manager:	Craig Jordan
Your cabinet member:	CLlr I. Pritchard

Section 2: About your plans

Name of service/policy you are assessing:	Sustainable Design Supplementary Planning Document
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Is it? (please delete as appropriate)
<ul style="list-style-type: none">A new policy/planned service

Who are the main users of your service/policy? (please delete any that are not appropriate)
<ul style="list-style-type: none">All residentsVisitors to the districtMixture of residents and visitorsUsers of a specific service (e.g. leisure centre customers)Internal (employees)Disability specific groupsRace specific groupsGender specific groupsReligious groupsSexual orientation groupsOlder peopleYoung peopleOther (please specify)

Please briefly describe why you are creating a new service/changing an existing service or reviewing current policy/service (where appropriate, include sources of evidence such as customer feedback):
To provide guidance to the adopted Local Plan policies

1 For help or guidance contact Colin Cooke on 01543 308121 or Alison Bowen on 01543 308129 or email colin.cooke@lichfielddc.gov.uk or alison.bowen@lichfielddc.gov.uk

Section 3: Will your plans impact on any particular groups?

3a: Please fill in all boxes that apply in the table below. If any boxes don't apply, please leave blank.

Hints & tips Think about who will benefit from or be affected by your plans/policy. Will any particular group be negatively affected, or not able to use the service? For further guidance please see Section 3 of the help notes.

Impact of plans Groups of users	Will your plans have a positive impact on this group? If so please explain why?	Will your plans have a negative impact? If so please explain why? <input checked="" type="checkbox"/> If there is a negative impact on any group(s), please complete section 4 for each group.
Age ranges (indicate range/ranges)	Yes. Layout and Density section of the SPD reference the following guidance: Lifetime Homes Lifetime Neighbours , A National Strategy for Housing in an Ageing Society which was published in 2008. The section focuses on the design of communities that as accessible and open to all referencing community facilities to the location of benches.	No
Disability (physical, sensory or learning)	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and the promotion of connected and integrated communities which are accessible.	No
Gender/sex	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to gender and sex. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of 'Sustainable Communities' the principles of which underpin the Local Plan Strategy	No
Transgender/gender reassignment	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to transgender and gender reassignment. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of 'Sustainable	No

	Communities’ the principles of which underpin the Local Plan Strategy	
Race (includes ethnic or national origins, colour or nationality)	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to race. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of ‘Sustainable Communities’ the principles of which underpin the Local Plan Strategy	No
Gypsies and travellers	Neutral. The Local Plan Strategy contains specific policy (H3) in relation to Gypsies, travellers and travelling showpeople and advises that specific sites will be identified through the Land Allocations DPD. This SPD does not impede the preparation of evidence or policies which will relate to gypsies and travellers.	No
Refugees / asylum seekers	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to refugees/asylum seekers. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of ‘Sustainable Communities’ the principles of which underpin the Local Plan Strategy	No
Sexual orientation	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to sexual orientation. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of ‘Sustainable Communities’ the principles of which underpin the Local Plan Strategy	No
Religion or belief (includes lack of belief)	Neutral although the SPD does help facilitate the delivery of and retention	No

	of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to religion or belief. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of 'Sustainable Communities' the principles of which underpin the Local Plan Strategy	
Pregnancy and maternity	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to pregnancy and maternity. Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of 'Sustainable Communities' the principles of which underpin the Local Plan Strategy	No
Carers or the people cared for (dependants)	Neutral although the SPD does help facilitate the delivery of and retention of a range of services and facilities (eg outreach facilities in a community hall for example) which would be delivered by other partners, some of which may deal with issues relating to carers or the people cared for (dependants). Community cohesion, inclusivity, narrowing the equality gap and access to services and facilities are key elements of 'Sustainable Communities' the principles of which underpin the Local Plan Strategy	No
Other (please specify)		

3b: Further details

Please use this space to provide further details if necessary

Section 4: Can you justify and evidence, or lessen any impact?

4a: If you have identified a negative impact(s) on any group(s) please complete the below table for each affected each group. If any boxes don't apply, please leave blank. If you didn't identify any negative impact(s) on the previous page, skip to section 6.

Hints & tips Is there something you can do to reduce or alter any negative impact you have identified? *For example when we changed waste and recycling collections to kerbside collections, we offered disabled/less able people assisted collections.* Please list all the evidence you have gathered to support your decision(s) – this could include customer feedback, statistics, comparable policies, consultation results. If you don't have any evidence, please carry out appropriate studies and research to gather the evidence you need to support your decision(s). If you have no/insufficient evidence or cannot gather any, you will need to complete a full EIA. For further guidance, see Section 4 of the help notes.

Actions you need to take	We will make the following change(s) to the service/policy to reduce the negative impact. Explain the change(s) and the evidence you have to support your decision? <input checked="" type="checkbox"/> Use section 4b below if you want to give more details.	We won't make changes as we can justify our decision and there are sound reasons behind our decision. Justify why and detail the evidence you have gathered to support your decision. <input checked="" type="checkbox"/> Use section 4c below if you want to give more details.	There is a negative impact, and we cannot justify it and/or have no, or insufficient, evidence to support our decision. <input checked="" type="checkbox"/> You will need complete a full equality impact assessment. See the help notes for more details.
Groups of users			
Age ranges (indicate range/ranges)			
Disability (physical, sensory or learning)			
Gender / sex			
Transgender / gender reassignment			
Race (includes ethnic or national origins, colour or nationality)			
Gypsies and travellers			
Refugees / asylum seekers			
Sexual orientation			
Religion or belief (includes lack of belief)			
Pregnancy and maternity			
Carers or the people cared for (dependants)			
Other (please specify)			

4b: Further details on changes

Please use the space below to give more details on the changes you will make, if necessary:

4c: Further details on justification

Please use the space below to give more details on the justification/evidence you have gathered, if necessary:

Section 5: Your action plan

Help notes If, as a result of this assessment, you are going to adapt your plans or policy, please include details below. Please include a quick action plan and key dates that will show how you will review your decisions and when. Please include responsibility and expected outcomes. For full guidance on how to complete this section, please refer to the help notes.

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Section 6: Record your actions (delete as appropriate)

I have sent this to Policy and Performance for publication on the intranet and on www.lichfielddc.gov.uk	No	Yes
Date completed:		