

# Public Document Pack

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Monday, 1 July 2019

Dear Sir/Madam

## CABINET SUPPLEMENT

Please find attached supplement papers for Cabinet on **TUESDAY, 9TH JULY, 2019 at 6.00 PM** in the COMMITTEE ROOM District Council House, Lichfield.

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

Yours faithfully

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

## SUPPLEMENT

4. Local Plan Allocations Adoption - APPENDIX C

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## Lichfield District Local Plan Allocations

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## 1 Introduction

### Introduction

**1.1** The Local Plan Strategy was adopted by resolution of Full Council on 17th February 2015. This document is the Local Plan Allocations which complements the Strategy.

**1.2** Both the 'Strategy' and 'Allocations' should be read in conjunction and they are both Development Plan Documents produced under the Planning and Compulsory Purchase Act 2004 (as amended) to help shape the way in which the physical, economic, social and environmental characteristics of Lichfield District will change between 2008 and 2029.

**1.3** The Local Plan Allocations is the second part of the District's strategic plan and deals with:

- Land allocations associated with meeting the growth requirements set out in the Local Plan Strategy (2015) including:
- Determining remaining housing land requirements to deliver the overall 10,030 homes to 2029 in line with the adopted spatial strategy, including allocations of sites within the Broad Development Location (BDL) to the north of Tamworth, for housing in rural areas and the 'Key Rural' settlements (including Green Belt release);
- Consideration of 'infill' boundaries for Green Belt villages (as set out in Core Policy 1);
- Sites to meet the identified Gypsy and Traveller requirements;
- Land allocations to meet the Employment Land requirements, including an additional 10 hectares to ensure flexibility of provision;
- Lichfield City and Burntwood Town centre retail and office requirements, including the identification of primary and secondary retail areas;
- A review of any remaining Local Plan (1998) Saved policies;
- Consider Green Belt boundaries including the integration of the developed area of the former St Matthews hospital into Burntwood and development needs beyond the plan period; and
- Consider any issues arising through 'Made' and emerging Neighbourhood Plans where communities have sought the support of Lichfield District Council to progress with matters outside the scope of the Neighbourhood Plan. An example of this is review of local Green Belt boundaries.

**1.4** A primary purpose of the Local Plan Allocations is to assist in encouraging appropriate development in Lichfield District which will contribute to sustainable and economic growth. The Council will be proactive in working with developers and landowners to bring forward development.

**1.5** If you require the document in a different format please contact us so we can help address your needs in the most appropriate way.

### Preparation of the Local Plan Allocations

**1.6** The main stages in preparing the Local Plan Allocations have included:

- Evidence gathering post adoption of the the Local Plan Strategy

- Regulation 18 open consultation
- Publication consultation (this stage)

**1.7** The Local Plan Allocations seeks to deliver any outstanding matters that were not addressed within the Local Plan Strategy. It can be described as the 'delivery vehicle' for the Strategy. The Strategy is based on robust evidence and was subject to extensive public consultation. The Local Plan Allocations is in line with the Strategy and as such this evidence and consultation supports the preparation of this document. All evidence (including updated evidence prepared to support the Allocations) can be viewed at [www.lichfielddc.gov.uk/evidence](http://www.lichfielddc.gov.uk/evidence) and all relevant information relating to the Local Plan can be seen at [www.lichfielddc.gov.uk/localplan](http://www.lichfielddc.gov.uk/localplan).

**1.8** The District Council has undertaken a Sustainability Appraisal (SA) and a Habitat Regulations Assessment (HRA) to evaluate the sustainability of the proposed strategy, policies and proposals.

## Conformity with Other Policies and Strategies

**1.9** The Allocations has been prepared in accordance with the National Planning Policy Framework (the NPPF) and community plans and strategies.

## A Commitment to Review

**1.10** In order to facilitate much needed development the District Council has proactively prepared this Allocations document. The Council is aware, and is committed to reviewing its Plan in full to address the Greater Birmingham Housing Market Area issues, specifically the shortfall in addressing the housing needs within this area. The Council continues to work proactively with partners to identify the appropriate amount of growth to be accommodated within the boundaries of Lichfield District. In addition, as part of this review the Council will continue work with other Neighbouring Authorities through the Duty to Cooperate, as well as undertake a comprehensive review of its evidence base.

## National Planning Policy

**1.11** National planning policy is set out in the NPPF (March 2012). This emphasises the role of sustainability in guiding plans and policies, setting out three key dimensions to sustainable development: economic, social and environmental, which this Local Plan seeks to follow:

- **An economic role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- **A social role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **An environmental role:** contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

## Community Plans & Strategies

**1.12** [Our County, Our Vision: A Sustainable Community Strategy for Staffordshire 2008-2023](#) has been prepared by the Staffordshire Strategic Partnership. It is a fifteen year vision to improve the quality of life for all our people, by increasing economic prosperity, improving local services, and developing partnership working. To achieve this vision the following priorities have been identified:

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

**1.13** Lichfield District Council has an adopted Strategic Plan and is also a member of the Lichfield District Strategic Partnership.

**1.14** The Lichfield District Local Plan (Strategy and Allocations) provides one of the primary means of delivering the spatial elements of both the Sustainable Community Strategy (SCS) and the Strategic Plan.

**1.15** The Lichfield District Local Plan (Strategy and Allocations) will plan, monitor and manage future growth and change in Lichfield District up to 2029, covering a broad range of spatial issues that contribute towards the creation of sustainable communities, including the provision and management of new development, community infrastructure, environmental and heritage protection and measures to help reduce carbon emissions.

**1.16** The Lichfield District Local Plan (Strategy and Allocations), and a number of supporting documents (Table 1.1) provide the framework for managing development, addressing key planning issues and guiding investment across the District.

Table 1.1 Local Plan Documents

Local Development Scheme (LDS)	Local Plan Process
Statement of Community Involvement (SCI)	
Local Plan Strategy	Local Plan Policy
Local Plan Allocations	
Neighbourhood Plans	
Supplementary Planning Documents (SPD)	Interpretation & Guidance
Parish & Other Community Led Plans	
Authority Monitoring Report (AMR)	Monitoring & Delivery
Infrastructure Delivery Plan (IDP)	





## 2 Local Plan Review

### Introduction: Local Plan Review

**2.1** The Council is aware and is committed to reviewing its Plan in full to assist in addressing strategic issues which cross local authority boundaries. The Council continues to work proactively with partners to identify the appropriate amount of growth to be accommodated within the boundaries of Lichfield District. In addition, as part of this review the Council will continue work with other Neighbouring Authorities through the Duty to Cooperate (DTC), as well as undertaking a comprehensive review of its evidence base.

**2.2** The Local Plan Review has already commenced with the publication of and consultation on a Scope, Issues and Options document in April 2018. Through a Local Plan Review, changes to the spatial strategy, policies and proposals within the current local plan may be required in response to emerging evidence or to reflect strategic issues being dealt with through the DTC. It is through this review process that consideration of such strategic matters, including the spatial strategy, are most appropriately considered.

**2.3** Policy LPR Local Plan Review sets a review mechanism for the Lichfield District Local Plan.

#### Policy LPR: Local Plan Review

Lichfield District Council shall carry out an early review of the Local Plan for Lichfield that will be submitted to the Secretary of State for Examination in accordance with the latest Local Development Scheme or no later than the end of December 2021. This review shall replace the adopted Local Plan Strategy (LPS) 2008-2029 in all aspects and therefore be a comprehensive review. This Plan will extend the existing plan period to at least 5 years beyond the end of the current LPS and it shall review as a minimum the following matters:

- The housing requirement for Lichfield and the potential for housing land supply to meet this need.
- Any unmet housing need arising from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA), inclusive of any unmet housing need arising from Tamworth Borough and the appropriate level of contribution within the District of Lichfield in line with ongoing technical work and the requirements of policy TP48 of the adopted Birmingham Development Plan (BDP).
- Employment land requirements for Lichfield as identified through a comprehensive evidence basis.
- Lichfield's potential role in meeting any wider unmet employment needs through the Duty to Co-operate (DTC).
- The appropriateness of the existing settlement hierarchy and the strategic distribution of growth in light of new housing, employment and other service/infrastructure needs.
- Gypsy, Traveller and Travelling Showpeople (GTTS) provision.
- A comprehensive Green Belt Review either in partnership with relevant neighbouring authorities or in close consultation with these authorities through the DTC, to inform any further Green Belt release to accommodate new development within the District.
- An evidence-based assessment of highways infrastructure needs, in partnership with the highways authorities.

### Explanation

**2.4** The Local Plan Strategy identified that following on from discussions falling under the DTC it had been identified through evidence emerging at that time that indicated Birmingham would not be able to accommodate its housing requirement within its administrative boundary and that a similar situation applied to Tamworth, although on a much reduced scale. The Local Plan Strategy recognised that, in the event of further housing provision would be needed within Lichfield District, such issues could be addressed through a review of the Lichfield District Local Plan.

**2.5** It has been established through the examination and adoption of the Birmingham Development Plan that there is a significant unmet housing need arising from Birmingham and the wider Housing Market Area (HMA) within which it sits. Policy PG1 of the Birmingham Development Plan identifies an unmet need of approximately 37,900 dwellings in the period to 2021. It should be noted that further consideration of this need has been undertaken and it is considered to be a lower need than established within the Birmingham Development Plan. Lichfield District is part of the Greater Birmingham and Black Country HMA along with Birmingham, the Black Country authorities, South Staffordshire, Cannock Chase, Tamworth, North Warwickshire, Stratford-upon-Avon, Solihull, Bromsgrove and Redditch.

**2.6** Additionally, Tamworth Borough Council's adopted Local Plan notes that it cannot meet its housing requirement within its own administrative area and requires a further 825 dwellings to be accommodated outside of the Borough. Tamworth is located within the Greater Birmingham and Black Country HMA and this additional shortfall of 825 dwellings is part of the overall shortfall within the HMA. It is considered most appropriate to consider how to address such shortfall as part of the wider HMA shortfall through the review of the Local Plan. Furthermore since the above shortfall was identified, the early stages of the review of the Black Country Core Strategy indicate a further shortfall of approximately 22,000 dwellings.

**2.7** To assist with discussion between the authorities within the HMA a significant evidence base has been produced by the authorities. This includes the Strategic Housing Needs Study (stage 2 and stage 3) and the Strategic Growth Study (2018). These studies provide a number of strategic recommendations and examine a number of strategic locations for housing growth which could assist in meeting unmet needs. Ultimately the study sets out a range of options which it concludes could be considered through the review of authorities respective local plans. At this time no decisions upon the apportionment of such unmet need have been made. A recommendation of the Strategic Housing Needs Studies was that there needed to be a consistent evidence base across the HMA authorities in relation to the Green Belt. The Strategic Growth Study includes a high level strategic green belt review all of which assists in providing a consistent evidence base for the authorities to consider and upon which future memorandums of understanding (MOU) and/or statements of common ground (SCG) apportioning unmet growth can be based.

**2.8** Alongside the strategic Green Belt Review within the Strategic Growth Study, Lichfield District will prepare a comprehensive Green Belt Review to assess, in further detail, the capacity of the Green Belt across the authority as part of the evidence base supporting the review of the Local Plan.

**2.9** Although unmet housing need remains the largest cross-boundary issue, there are other associated issues which may need consideration, including provision for Gypsy and Travellers and employment land provision.

**2.10** The Council will continue work with other Neighbouring Authorities through the DTC, as well as undertaking a comprehensive review of its evidence base. The District Council is committed to working positively with its partners to address these strategic issues and where appropriate prepare MOU or SCG with respect of the issues above.

### 3 Infrastructure

#### Introduction: Lichfield Canal

**3.1** Since 1998 the section of the historic Wyrley and Essington Canal, previously referred to as the Ogley Locks section has been widely referred to as the Lichfield Canal. The renaming of the policy to the Lichfield Canal has the advantage of distinguishing this proposal from the navigable section of the Wyrley and Essington Canal between Brownhills and Wolverhampton.

**3.2** The route positively contributes to a restored Lichfield Canal and the associated Heritage Towpath Trail. The positive contribution is established within the Local Plan Strategy. Since the adoption of the Local Plan Strategy further work has been undertaken by the Lichfield and Hatherton Canals Restoration Trust (LHCRT) which considers options for the supply of water to the Lichfield Canal. The 2016 study notes that consent from other bodies will be needed to facilitate the re-watering of the canal. The canal is being restored in phases. Re-watering of these sections and their connection to the wider canal network will need to demonstrate that there will be no adverse effects upon the integrity of the Cannock Extension Canal SAC or on the functions of the ecology of the wider canal network.

#### Policy IP2: Lichfield Canal

To assist in the delivery of the Lichfield Canal the route of the Lichfield Canal as shown on the Policies Maps and including the Heritage Towpath Trail will be safeguarded from any development which could prejudice its long term restoration.

New development shall recognise the advantages of supporting the delivery of the canal through a sensitively designed scheme and by including the route as part of the open space network, considering opportunities for sustainable transport, enhanced biodiversity, enhancement to the historic environment and where demonstrated that infiltration drainage is not viable, use of the canal as part of sustainable drainage for disposal of surface water, where appropriate.

#### Explanation

**3.3** Since the adoption of the Local Plan Strategy progress has been made towards the delivery of the project and a more defined route can now be identified. By protecting a route and identifying opportunities within new development, when considering proposals which could impact upon the delivery of the project this can assist developers in any early negotiations regarding their sites.

**3.4** The canal is identified as one of the District's significant assets within Core Policy 1 and its potential for the delivery of a green infrastructure corridor is also recognised. The benefits that would be delivered to tourism, recreation, sustainable transport, biodiversity and well-being are further supported by Core Policies 9, 10 and 13 and Policies HSC1, NR6, Lichfield 1 and 2. The reinstatement also provides an opportunity for the re-creation of a heritage feature within the landscape. The incorporation of the canal and in the interim the Heritage Towpath Trail within a sensitive and high quality design for new development will assist in achieving long term sustainable development across Lichfield District.

**3.5** The principle of the delivery of the project has been established within the adopted Local Plan Strategy and the design of the scheme has advanced. Due to the long term nature of this project and the opportunities it can deliver to the District it is appropriate that the route for a canal is safeguarded, as well as the already safeguarded Heritage Towpath Trail, in order to facilitate land acquisition by the LHCRT and delivery of the project.

**Our Local Evidence**

Lichfield Canal Restoration Feasibility Study 2009

Lichfield Canal Water Supply Study 2016

## 4 Sustainable Transport

### Policy ST3: Road Line Safeguarding

To assure the delivery of the scheme, the land required for the route between Tamworth Road/London Road junction and Birmingham Road (A5127) as shown on the Proposals Maps, will be given planning protection.

#### Explanation

**4.1** The construction of this length of the Lichfield Southern Bypass will, with the Walsall Road-Birmingham Road link, provide a new route between the A51 and the A461 allowing some cross city traffic to avoid the city centre and Shortbutts Lane. This section of the bypass is proposed to be funded by existing developer funds, public funds and contributions from future development.

### Policy ST4: Road and Junction Improvements - Lichfield City

To facilitate the delivery of the Local Plan objectives, planning protection will be given to the land required for the following road and junction improvements.

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 Road
7. Greenhill/A5127/Gresley Row/Tamworth Street

#### Explanation

**4.2** The Lichfield District Integrated Transport Strategy has identified that some of the key junctions within Lichfield suffer from peak hour traffic congestion if travel demand is left unchecked. There is therefore a need to improve these junctions to reduce safety and capacity issues, facilitate economic growth and encourage sustainable transport.

### Policy ST5: Road and Junction Improvements - Fradley

To facilitate the delivery of the Local Plan objectives, planning protection will be given to the land required for the following road and junction improvements.

1. A38(T) junction at Hilliards Cross
2. A38(T) junction at Fradley South

#### Explanation

**4.3** Highways England has identified that there is a need to improve these key junctions to reduce safety and capacity issues and facilitate economic growth. These improvements are supported in the Lichfield District Integrated Transport Strategy.

## 5 Homes for the Future

### Introduction

**5.1** The Local Plan Strategy set the housing requirement to be delivered within Lichfield District by 2029 of 10,030 dwellings (including 500 dwellings to meet the needs arising in Rugeley and 500 dwellings to meet the needs arising within Tamworth Borough). In the nine years to 1 April 2017 we have delivered 2,203 net new homes within the District at an average of 244 dwellings per year. The Local Plan Strategy identified six Strategic Development Allocations (SDAs) and a Broad Development Location (BDL) many of which are now at varying stages of delivery. These strategic sites were allocated to deliver approximately 5,850 of the Districts dwelling requirement, which when added to the net completions leaves 1,977 homes to be identified.

**5.2** The Local Plan Strategy set the strategic direction for the location of housing growth within the District, with this being focused on a number of key 'sustainable' settlements. The Local Plan Allocations document seeks to implement this strategy and allocate sites in line with the adopted spatial strategy. A total of 67 sites are specifically allocated within the Local Plan Allocations document and these site allocations policies are located within the Our Settlements section of this document. The plan ensures that sufficient land is available to meet the housing need for the next five years<sup>(i)</sup> of the plan period and on a rolling five year period for the remainder of the plan period.

Table 5.1

Settlement	Sub Housing Market Area	Completions 2008 - 2017 (Gross) <sup>(ii)</sup>	Committed supply (1-4 dwellings) 2017-2022 (Gross)	Strategic Development Allocations (SDAs)	Local Plan Allocation sites (LPAs) (Gross)	Totals (Gross)	Overall %
Lichfield City	City of Lichfield	660 (28%)	38 (13%)	2072 (56.5%)	1218 (24%)	3988	35%
Burntwood	Burntwood	389 (17%)	43 (15%)	240 (7%)	382 (7.5%)	1054	9%
East of Rugeley	Lichfield District North	573 (25%)	0 (0%)	49 (1%)	800 (16%)	1,422 <sup>(iii)</sup>	12.5%
North of Tamworth	Lichfield District South & East	36 (1.5%)	0 (0%)	0 (0%)	1129 (22%)	1,165 <sup>(iv)</sup>	10%
Fradley	Lichfield District North	34 (1.5%)	5 (2%)	1302 (35.5%)	80 (1.5%)	1421	12.5%

i The requirement for the five year housing land supply is as set out within the [Five Year Housing Land Supply paper](#) and is calculated in conformity with the approach considered to be sound by the Local Plan Inspector through the Report on the Examination into the Lichfield District Local Plan Strategy.

ii Includes completions from SDAs and LPAs where these have been delivered between 2008 and 2017

iii including 500 to meet needs arising within Rugeley

iv including 500 to meet needs arising within Tamworth Borough

Settlement	Sub Housing Market Area	Completions 2008 - 2017 (Gross) <sup>(ii)</sup>	Committed supply (1-4 dwellings) 2017-2022 (Gross)	Strategic Development Allocations (SDAs)	Local Plan Allocation sites (LPAs) (Gross)	Totals (Gross)	Overall %
Armitage & Handsacre		84 (4%)	9 (4%)	0 (0%)	200 (4%)	293	3%
Alrewas		46 (2%)	5 (2%)	0 (0%)	142 (3%)	193	2%
Fazeley	Lichfield District South & East	128 (5%)	15 (5%)	0 (0%)	107 (2%)	250	2%
Shenstone		48 (2%)	6 (2%)	0 (0%)	50 (1%)	104	1%
Whittington		19 (1%)	1 (0.5%)	0 (0%)	18 (0.5%)	38	0.5%
Other Rural	Lichfield District North, South & East	314 (13%)	163 (27%)	0 (0%)	945 (19%)	1422	12.5%
<b>Approx. Total:</b>		<b>2331</b>	<b>285</b>	<b>3663</b>	<b>5071</b>	<b>11,350</b>	<b>100%</b>
Windfall allowance (55 dwellings per annum)						660	
Demolitions/loss of residential (2008-2016), annualised demolition rate (5 dwellings per annum) & 5% non-implementation/discount rate applied to committed supply, windfall allowance and Local Plan Allocation sites						-495	
<b>Approx. Total cumulative net dwellings:</b>						<b>11,515</b>	

**5.3** Table 4.1 updates and replaces table 8.1 within the Local Plan Strategy (including a windfall allowance) with the 5% non-implementation/discount rate also applied and an annualised demolition/conversion away from residential rate. This is illustrated through the Housing Trajectory at Appendix D. The net supply of dwellings is approximately 15% in excess of the minimum 10,030 dwelling requirement of the Local Plan. Such a buffer is considered to be appropriate and provide sufficient flexibility within the plan to ensure there is a flexible supply of land across the plan period.

**5.4** In addition the Strategic Development Allocations and recorded completions show a significant supply of housing land has the benefit of planning permission within Lichfield District and is recorded within the suite of monitoring documents including the [Authority Monitoring Report](#), [SHLAA](#) and [Five Year Housing Land Supply Paper](#). This supply of land has been thoroughly assessed through these documents and through the [Urban Capacity Assessment](#) (UCA) and where appropriate such sites

ii Includes completions from SDAs and LPAs where these have been delivered between 2008 and 2017



have been allocated within this plan. The Local Plan Strategy made a number of assumptions as to the urban capacity of the District's settlements with allocations to be made through the Local Plan Allocations document. The UCA provided a thorough understanding of the extent of deliverable sites within the urban areas of the District, including those sites within the committed supply and assessed these against the requirements as set out within the Local Plan Strategy. Where it has been considered appropriate those sites have been allocated through this Local Plan Allocations document. Allocation policies and the sites are set out within the 'Our Settlements' section of this plan.

**5.5** Then UCA identified a number of settlements where there are insufficient deliverable sites within the existing urban area to meet the respective settlements housing requirement which had been set out in the Local Plan Strategy (Lichfield City, Burntwood, Alrewas, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington). In Lichfield and Alrewas additional sites beyond the current urban area have been identified and allocated to ensure that the overall housing requirements and the requirements for those settlements have been met. With regards to allocations within and adjacent to villages the settlement boundaries have also been amended to incorporate the allocations within the village envelope. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt. It is considered that given the housing supply position there are no exceptional circumstances to justify the alteration of Green Belt boundaries to allow for further residential growth.

**5.6** The UCA provides evidence as to the appropriate windfall allowance to be applied in Lichfield District, this details that an annual windfall allowance for small sites (1-4 dwellings) of 55 dwellings per annum (660 dwellings across the remainder of the plan period). Such a windfall allowance accounts for those sites which are below the threshold of sites which have been allocated through this plan and recognises the importance that small sites play in the supply of housing land within Lichfield District.

#### **A Commitment to Review**

**5.7** In order to facilitate much needed development the District Council has proactively prepared this Allocations document. The Council is aware, and is committed to reviewing its Plan in full to address the Greater Birmingham Housing Market Area issues, specifically the shortfall in addressing the housing needs within this area. The Council continues to work proactively with partners to identify the appropriate amount of growth to be accommodated within the boundaries of Lichfield District. In addition, as part of this review the Council will continue work with other Neighbouring Authorities through the Duty to Cooperate, as well as undertaking a comprehensive review of its evidence base.

**5.8** Tamworth Borough Council's adopted Local Plan notes that it cannot meet its housing requirement within its own administrative area and requires a further 825 dwellings to be accommodated outside of the Borough in addition to the 1000 homes which have been accommodated by Lichfield District Council (500 dwellings) and North Warwickshire Borough Council (500) dwellings. Tamworth is located within the Greater Birmingham Housing Market Area and this additional shortfall of 825 dwellings is part of the overall shortfall within the Housing Market Area. It is considered most appropriate to consider how to address Tamworth's localised shortfall as part of the wider HMA shortfall through the review of the Local Plan.



## 6 Economic Development & Enterprise

### Introduction

**6.1** The Lichfield District Local Plan seeks to enhance the District's diverse local economy through the allocation of land for employment uses and providing support for the modernisation of existing employment sites as well as supporting new and more sustainable working practises. Core Policy 7: Employment & Economic Development set the strategic policy in relation to the creation of between 7,310 and 9,000 additional jobs within the District to achieve a job balance ratio of 85% by the end of the plan period (2029). This is to be achieved through a number of measures including the allocation of 79.1 hectares of land for employment uses drawn from the existing portfolio of employment land and the allocation of a further 10 hectares to ensure flexibility of provision.

**Table 6.1 Employment and Centres**

Settlement	Employment	Centres
Lichfield City	Employment through implementation of existing commitments and development/redevelopments within the existing employment areas. Cricket Lane SDA to deliver approx. 12 hectares of employment development	Major growth in town/city centre uses:  Retail development within the identified primary shopping area. Land at Birmingham Road scheme to be the focus of new retail development within the city centre.  Provision of new office space to meet the annual requirement of 1,000m <sup>2</sup> - 1,400m <sup>2</sup> within city centre boundary.  A limit of 12,500m <sup>2</sup> office floorspace to meet the requirements from national/regional office market to be delivered at the committed Lichfield South Business Park.
Burntwood	Employment through implementation of existing commitments and development/redevelopments within the existing employment areas.	Town centre uses to meet local needs:  Creation of a vibrant and diverse town centre to include new retail, employment, leisure, residential, recreational, health and educational facilities.
East of Rugeley	Employment through implementation of existing commitments and development/redevelopments within the existing employment areas.	Not covered within Lichfield District Local Plan.
North Tamworth	Not covered within Lichfield District Local Plan.	Not covered within Lichfield District Local Plan.
Fradley	Employment through implementation of existing commitments and development/redevelopments within the existing employment areas. Additional allocations to deliver approx 10 additional hectares of employment land to provide flexibility and 6.5 hectares to assist in meeting unmet needs arising from Tamworth.	Retention of local services and facilities to meet the needs of local population and smaller outlying villages.
Armitage Handsacre & Alrewas	Employment through implementation of existing commitments and development/redevelopments within the existing employment areas.	

Settlement	Employment	Centres
Fazeley		
Shenstone		
Whittington		
Other Rural		Retention of local services and facilities and look to key rural settlements for local services and facilities

### Policy EMP1: Employment Areas & Allocations

Within the existing employment areas, as shown on the local plan policies map, the District Council will support proposals for new, or the expansion, conversion or redevelopment of existing employment premises which will contribute to the delivery of 79.1 hectares of employment land (Use classes B1, B2, B8) drawn from the employment portfolio.

Between 2008 and 2029 the following sites, as shown on the local plan policies map and detailed in the relevant settlement section of the plan, are allocated to contribute toward a requirement for an additional 10 hectares of employment land (Use Classes B1, B2 and B8) beyond that identified within the existing portfolio, subject to the 'Key Development Considerations'. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Development proposals outside of the traditional employment use classes (B1, B2 and B8) will usually not be supported unless it can be demonstrated that the proposed use would enhance or compliment the existing employment offer and it is demonstrated that any proposed use falling outside of the B use classes would not detrimentally affect the employment area.

These employment areas and allocations provide sufficient flexibility to accommodate a range of uses and be flexible to meet changing circumstances within the employment land market across the plan period. Sufficient flexibility also allows for the provision of 6.5 hectares of employment land to assist in meeting the employment land needs of Tamworth Borough which have not been met within the Borough boundary.

Site reference	Site Name	Site size (Hectares)
F2 (see Key Rural Settlements chapter)	Land south of Fradley Park	18.2
OR6 (see Other Rural chapter)	Land east of A38	5.1
A6 (see Key Rural Settlements chapter)	Land at Main Street, Alrewas	0.4

Development proposals outside the traditional employment use classes (B1, B2 and B8) will be supported on existing and allocated employment sites, where the development proposals clearly demonstrate the potential for job creation on these sites, and provided that they do not undermine or constrain the main purpose of the employment allocation. Proposals for retail or leisure uses on existing or allocated employment sites will be permitted providing they are related in scale and use to the primary employment focus of the site and would have no adverse impact on the vitality and viability of the employment area.

Development proposals outside the traditional employment uses classes (B1, B2 and B8) for non-employment generating uses will be supported on existing and allocated employment sites, if it is demonstrated that the continued use of a site, or its development for employment for employment uses, is not viable, through the provision of:

(i) details of comprehensive marketing of the site for at least 12 months and appropriate to the prevailing market conditions; and

(ii) a financial appraisal that demonstrates that the development of any employment generating use is unviable.

Such development proposals would also be supported if it can be demonstrated that the continued use of a site, or its development for employment for employment uses causes/or would lead to site-specific, environmental problems, such as noise, pollution of traffic generation, recognising the environmental benefits to be gained by redeveloping these sites for non-employment generating uses.

### Explanation

**6.2** The main aim of the policy is to identify the areas and sites where development for employment uses to meet the strategic requirements as set out within the Local Plan Strategy. The [Employment Land Review](#) (ELR) provides a detailed study as to the anticipated requirements for employment land within Lichfield District. The supply of employment land within Lichfield District is monitored through the [Employment Land Availability Assessment](#) (ELAA) on an annual basis. The 2016 ELAA demonstrated that there is a more than sufficient supply of committed and allocated employment land within the District to deliver the requirements of Core Policy 7. Further to the ELAA the District Council produced a detailed Employment Land Capacity Assessment (ELCA) which provided further clarity on the availability and deliverability of employment land within the existing employment areas. The ELCA concluded that there was approximately 97 hectares of available employment land within Lichfield District which is more than sufficient to meet the requirements of Core Policy 7. Policy EMP1 defines the existing employment areas and also allocates two sites which have obtained planning permission for employment uses (OR6 and A6) to secure their continued use as employment sites.

**6.3** Core Policy 7 requires the allocation of an additional 10 hectares of employment land to ensure flexibility in the supply of land. The ELAA assesses all land which has been promoted for employment uses within the District including a small number of sites which lie beyond the existing employment areas of the District as defined by the previous Local Plan. Although the ELCA identifies more than sufficient land to meet the requirements of Core Policy 6 the additional 10 hectares of land have been allocated within this document in order to meet the requirement that such allocations be made to ensure flexibility in the supply of employment land.

**6.4** The ELR identified a number of existing sites within the employment portfolio which were defined as performing poorly. The Local Plan Strategy sought for such sites to be considered through further work supporting the Local Plan Allocations document. The ELCA considered all sites within the employment land portfolio including those poorly performing sites. Where the assessment concluded that such sites are unlikely to be delivered for employment uses, have been developed/obtained planning permission for alternative uses or no longer form part of the employment portfolio they have been excluded from the existing employment areas as defined on the policies maps. Such an approach ensures that there is flexibility in terms of bringing these sites forward for alternative uses.

**6.5** Following discussions under the Duty to Cooperate and through the adoption of the Tamworth Borough Council Local Plan, Lichfield District Council recognises that Tamworth Borough Council cannot, at this time, meet their own employment land requirements within the administrative boundaries

of the Borough. The Tamworth Borough Local Plan acknowledges that approximately 14 hectares of land for employment uses will need to be found beyond Tamworth's administrative boundaries. Ongoing work continues between Lichfield District Council, Tamworth Borough Council and North Warwickshire Borough Council under the Duty to Cooperate to consider Tamworth's unmet needs including their approximately 6.5 hectares of employment land which remains to be found. The Employment Land Availability Assessment and Employment Land Capacity Assessment have clearly identified that there is sufficient employment land within the existing employment areas of Lichfield District to accommodate the remaining 6.5 hectares of employment land which cannot currently be located within Tamworth Borough.

**6.6** Policy EMP1 seeks to ensure that compatible uses are provided on the existing employment sites within the District. The policy provides detail in relation to the level and type of evidence that is required to justify any loss of employment land. The evidence will assist decision makers in coming to an evidence-based decision. The policy should be read alongside other relevant development plan policies.

#### **Policy E2: Service Access to our Centres**

Support will be given for the creation and maintenance of vehicular access for properties within our centres to be not via their frontage, where this does not conflict with other policies within the plan.

#### **Explanation**

**6.7** Rear servicing can reduce traffic congestion and minimise conflicts between vehicles and pedestrians especially in the commercial centres of Lichfield and Burntwood, and neighbourhood centres and enable them to be attractive and inviting to use. Our centres are providing services and facilities for longer periods of the day than ever before and in order for them to remain attractive it is important that servicing of the uses of the properties can occur in areas where the public are not in conflict. This will encourage and maintain the viability and vitality of our centres. Our centres also provide a focus for our communities and maintaining them as attractive and safe environments will encourage people to walk and cycle to them and therefore support the contribution they make to the health and well-being of their communities.

**6.8** It is acknowledged that situations may exist where rear servicing is not available or would be undesirable such as where there are unacceptable impacts upon historic assets or existing residents or where it would be contrary to the objectives of the area such as in Lichfield City Centre where some properties can only be accessed via pedestrianised streets.

**6.9** Consistent with Local Plan Strategy: Strategic Priority 9: Centres, Strategic priority 11: Health and Safe Lifestyles, Strategic Priority 14: Built Environment, Strategic Priority 15: High Quality Development. Core Policy 8: Our centres

#### **Policy E3: Shop fronts and advertisements**

The design of new, replacement or alterations to shop fronts and advertisements should be sympathetic to the remainder of the building and to the character of the street as a whole.

**Explanation**

**6.10** Shopfronts and advertisements play an important part in the streetscene and have a considerable impact upon the quality of the environment. The District Council is concerned that shop fronts and advertisements of architectural or historic merit are protected and that new or replacement shopfronts and advertisements have a positive impact upon the character of the area. Shopfronts and adverts change frequently and their impact upon an area through relatively minor alterations to the design can have major cumulative impacts. Shop fronts and advertisements are a focus for the public and are often in the busiest pedestrian areas and areas of greatest economic impact, it is therefore important that they add to the perception visitors have of our high quality environment and reflect the local heritage in order to support the wider economic objectives of supporting our centres and delivering sustainable development. The Council has adopted a Historic Environment Supplementary Planning Document which sets out principles for design of shop fronts and advertisements.

## 7 Natural Resources

### Introduction: Cannock Chase Area of Outstanding Natural Beauty

**7.1** The NPPF includes a presumption in favour of sustainable development and this is echoed in Core Policy 2 unless specific policies in the NPPF indicate that development should be restricted. The NPPF gives examples of such policies and these relate to land designated as Green Belt and an Area of Outstanding Natural Beauty (AONB). The entire area of the AONB lies within the adopted Green Belt and as such the presumption in favour of development does not apply.

**7.2** The Cannock Chase AONB provides a valuable asset to the residents of Lichfield District and the residents of Cannock, Stafford and South Staffordshire, and is identified as a significant asset within Core Policy 1 of the adopted Local Plan Strategy. It is predominantly used for recreational activities such as walking, cycling and horse riding due to the excellent accessibility via its network of public footpaths, bridleways and permissive trails. It is considered to be one of the most vulnerable AONB due to its location close to large adjoining conurbations and mineral resources. Substantial parts of it have been designated as SSSI and SAC. The impact of recreation upon the SAC is addressed in Policy NR7 and the SSSI at Gentleshaw Common forms part of the network of SSSI within Lichfield District together with Chasewater and the South Staffordshire Coalfield Heaths SSSI. Policies supporting biodiversity should also be considered in accordance with CP13 and NR3.

**7.3** New development can assist in the delivery of many objectives already established within the adopted Local Plan Strategy including the creation of the Forest of Mercia and historic landscape restoration, biodiversity enhancement, health and well-being and these aspects are referred to in existing Local Plan policies CP1, CP9, CP10, NR2, NR3, NR4, NR5, NR6.

**7.4** The impacts of developments associated with renewable energy development are already required to consider their impact upon the important views associated with the AONB's valued landscape (Policy SC2).

#### Policy NR10: Cannock Chase Area of Outstanding Natural Beauty

Development within and on adjacent land forming the setting of the AONB will be expected to positively contribute to the setting of the AONB and avoid an adverse impact on the landscape and scenic beauty of the area wider views and where appropriate ensure the tranquil areas retain this quality.

Support will be given to proposals which enhance the beneficial use of the West Midlands Green Belt whilst retaining its openness and help to facilitate the AONB Management Plan objectives.

Development will be of high quality and shall preserve the landscape and scenic beauty of the AONB through its siting, design, sensitive use of materials/lighting.

Good management of horse pasture will be encouraged through work with landowners, including field boundary treatments and gapping up of hedgerows to maintain habitats and support the safeguarding and re-creation of the historic landscape features.

#### Explanation

**7.5** The AONB Management Plan and Historic Environment Character Assessment provide an informed framework highlighting areas for conservation, strengthening and enhancements. The AONB Management Plan manages the conservation and natural beauty of the landscape and countryside

and is produced by the AONB Unit, which provides guidance for the management, preservation and enhancement of the area's special qualities. The management plan is updated at regular intervals and should be taken into consideration in all development proposals that could affect the area.

**7.6** The area is under considerable pressure and is treasured by the existing population, the cumulative impacts of new development should therefore be considered in combination and not prevent the long term management of the designated area and the accessibility of the AONB for the health and well-being of the existing and future residents of the District. As development is so limited it should be of the highest quality, respecting this valued setting and the existing adopted policies such as CP3, CP14 and BE1 in the Local Plan Strategy.

**7.7** Land use has a major impact upon the scenic beauty of the AONB and views of it and from it. Impacts can also occur through the cumulative impacts arising from relatively minor developments and an analysis of the cumulative impacts of a development may be necessary to assess its impact. The preparation of a Landscape and Visual Impact Assessment or for smaller developments a Landscape and Visual Appraisal as required by NR5 will assist in supporting a proposal. There is a considerable body of evidence which can assist developers in demonstrating the impact of a proposal and enabling schemes to be designed in order to assist in the delivery of development which is compatible or could enhance the landscape. The Cannock Chase AONB Management Plan and Historic Environment Character Assessment provide an informed framework highlighting areas for conservation, strengthening and enhancements. The AONB Management Plan manages the conservation and natural beauty of the landscape and countryside and is produced by the AONB Unit, which provides guidance for the management, preservation and enhancement of the unique qualities of the areas landscape and environment. The Management Plan is updated at regular intervals. Other evidence is the HLC, Local Landscape Character Assessments; Cannock Chase and Cank Wood National Character Area profiles and the Planning for Landscape Change produced by SCC.

**7.8** There is considerable horse related development within this area and developments can negatively impact upon the area. Development which results in the use of small fields with individual shelters and storage facilities, boundary treatments and accesses including menages and lighting should be designed and sited to enable a positive impact upon the Green Belt and upon the landscape and biodiversity of the area and not impact upon the openness of the Green Belt.

#### **Introduction: National Forest**

**7.9** Whilst most of the National Forest lies beyond Lichfield District, Alrewas is a gateway to the Forest and home to the National Memorial Arboretum. Core Policy 1: The Spatial Strategy lists the National Forest as one of the District's significant assets. The National Forest is a landscape orientated initiative working across 200 square miles of the Midlands, seeking to restore and transform the landscape following closure of many extractive industries and link the two ancient woodlands of Charnwood and Needwood. The creation of the Forest is led by the National Forest Company who support Forest creation and management to provide a resilient environment; encourage activities and facilities to promote Forest related businesses; recreation and tourism and; engage communities in the Forest to improve well-being and quality of life.

**7.10** The Local Plan Strategy recognises the Forest as containing sustainably managed local woodland (Policy SC2), an existing tourist attraction (CP9) which contributes to the local economy and regeneration through a range of leisure, woodland recreation and biodiversity opportunities which enhance the landscape and create valuable new habitats, increase biodiversity value in the District and help to safeguard our ecological networks and prevent further loss (CP13, NR3, NR4, NR5, NR6).



A high quality design, tree planting, landscaping and green spaces are required as part of new development and elsewhere to improve the quality of place in the National Forest (CP14 and BE1) and its connectivity (Alr1).

#### **Policy NR11: National Forest**

Within the National Forest support will be given for:

- Enhancement of built development through related woodland planting and landscaping, where appropriate; and
- The Forest as an exemplar of sustainable development

Development where landscaping would normally be required shall contribute towards the creation of the Forest by providing on-site or nearby landscaping with a focus on woodland and tree planting where appropriate and where this is not in conflict with other policies in the development plan and accords with the Biodiversity and Development SPD, including the National Forest Appendix.

#### **Explanation**

**7.11** This policy supports the restoration of the landscape and transformation of the National Forest

**7.12** Landscaping will generally favour woodland planting, but can also include creation and management of other appropriate habitats, open space provision associated with woodland and the provision of recreational facilities with a wooded character. The appropriate mix of habitats will depend upon the setting and the opportunities that the site presents and will be informed by the Trees, Landscaping and Development SPD and the National Forest Company's Guide for Developers or Planners.

#### **Our Local Evidence**

Cannock Chase AONB Management Plan 2014-2019

[National Character Area Profiles](#) (2015)

Planning for Landscape Change - Staffordshire County Council

[Horse Sense in the AONB](#)

National Forest Company's Guide for Developers of Planners



## 8 Built & Historic Environment

### Policy BE2: Heritage Assets

Development proposals which conserve and enhance our historic environment will be supported where the development will not result in harm to the significance of the heritage asset or its setting.

To enable the effect of an application on the historic environment to be assessed, any application which could impact on a heritage asset (designated or non-designated) including its setting should be accompanied by a Heritage Statement which should include an assessment of its significance, and an assessment of the impact of the proposals on the significance. It should also include an archaeological assessment where relevant. Clear and convincing evidence will be required for any harm or loss to the significance of a heritage asset.

The loss of, or harm to, a heritage asset will only be permitted where it can be demonstrated that the ensuing harm and loss of significance of the heritage asset is necessary to achieve public benefits that outweigh that harm or loss in accordance with the NPPF. In this case the areas affected should be recorded and the information submitted to the Staffordshire County Council's Historic Environment Record as a minimum.

### Explanation

**8.1** Heritage assets can be both designated and non-designated. Designated heritage assets are defined nationally and within Lichfield District these currently comprise our scheduled monuments, listed buildings, registered parks and gardens and conservation areas. Non-designated heritage assets are those defined locally as meriting recognition and are worthy of conservation for the benefit of future generations. Both records are contained on the Staffordshire Historic Environment Record.

**8.2** Our heritage assets are irreplaceable. It is therefore essential to identify the particular significance of any heritage asset and its setting that may be affected by a proposal. There is a considerable amount of information available which can be utilised to assist in carrying out a Heritage Statement. In particular more detail can be found within the Lichfield District Council Historic Environment SPD as well as Good Practice Advice Notes 2 and 3 prepared by Historic England which detail what elements an assessment should contain. It may be beneficial to obtain the advice of a suitably qualified professional to put together the assessment of significance, the assessment of the impact of the development on the significance, the design of the proposal and relevant documentation. Liaison with our Conservation officers is recommended as the amount of evidence needs to be sufficient to understand the potential impact of the proposal on the significance of the asset and its setting and should be proportionate to the assets' importance. Where an assessment relates to an archaeological assessment this will need to be undertaken by an appropriately qualified professional<sup>(v)</sup>.

**8.3** The significance of a heritage asset is the sum of four parts: archaeological, architectural, artistic and historic, and it may be all of these values or just one value. The significance incorporates elements such as the fabric of the asset, its completeness and integrity; the purpose, aspirations and attitudes of the people who created the asset; the designer, owner or occupier, organisation or event; anything distinctive, noteworthy, important, unusual, particularly rare or specific to the locality.

v A member of CIFA: <http://www.archaeologists.net/>.

**8.4** The setting is the surroundings in which a heritage asset is experienced and it is imperative when making decisions to understand the particular reasons why it is where it is, why it has a particular character and appearance and why and how it interacts with its surroundings in the manner it does so the contribution the setting makes to the heritage asset's significance is understood and so any changes to the setting of the heritage asset can be considered in an informed manner.

**8.5** Where the proposal also requires a Design and Access Statement, the assessment of significance can form a separate element of the statement or can be submitted as a separate document.

#### Our Local Evidence

Lichfield District Council Historic Environment Supplementary Planning Document

Good Practice Advice Note 2 - Historic England

Good Practice Advice Note 3 - Historic England

## 9 Lichfield City (incl. Streethay)

### Introduction

**9.1** The Local Plan Strategy identifies Lichfield City as the key sustainable settlement within the District and as such a key focus for growth within the plan period. The following section sets out the policies and site allocations for Lichfield City.

#### Policy Lichfield 3: Lichfield Economy

Lichfield City Centre will be promoted as a strategic centre by improving its range of shopping, leisure, business, cultural, education and tourist facilities whilst sustaining and enhancing the significance of its historic environment and heritage assets and their setting. This will be achieved by exploiting redevelopment opportunities identified in the City Centre whilst retaining the special architectural and historical character of the City.

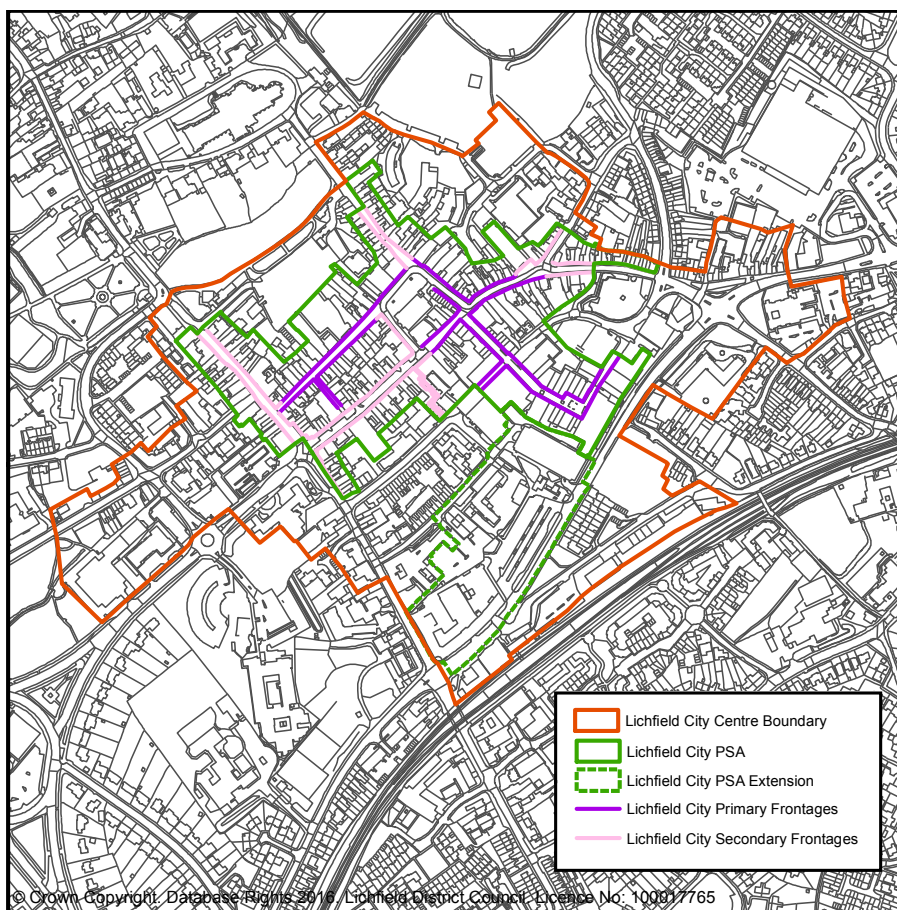
Lichfield City Centre will be the focus for new office, leisure and shopping development. The Policies Map (and Map 9.1) defines the extent of the city centre boundary, primary shopping area and primary and secondary frontages.

The Primary Shopping Area (PSA) is the retail heart of Lichfield and its protection is key to the vitality and viability of the city centre. As such any proposals (for retail uses) outside of the PSA or the town centre boundary (for all other main town centre uses) will be required to undertake a sequential test and impact assessment in accordance with national guidance and Local Plan Strategy (2015) Policy E1.

Within the primary frontages, any change of use applications from retail to other non-retail uses will be resisted where it would undermine the vitality and viability of the city centre. Other town centre uses, such as cafés, restaurants and offices should be directed towards the secondary frontages.

The provision of new office space will be supported within the City centre boundary in order to meet the evidence based annual floorspace requirement of 1,000 m<sup>2</sup>-1,400m<sup>2</sup>. Managed workspace style office accommodation will be encouraged as part of mixed use schemes and new proposals should have regard to the potential development sites set out in the City Centre Development Strategy. All proposals for new office floorspace should have regard to the need to protect and enhance the City's historic character. A sequential approach to the location of offices will be applied and where there is clear evidence that there are no suitable office sites within the city centre, locations on the edge of the city centre will be considered before locations elsewhere within and accessible to Lichfield City. All sites should benefit from excellent public transport links to Lichfield City and should not prejudice further office development within other town centres, including those outside the district.

In order to meet the requirements from national/regional office market, the committed Lichfield South Business Park extension site (Site L30) is to be allocated for Grade A office development (up to 12,500 m<sup>2</sup>).

**Explanation****Map 9.1 Lichfield City Centre Boundary, Retail Areas and Frontages**

**9.2** The Land at Birmingham Road mixed used scheme will be the focus of new retail development in the city centre and accounts for its retail floorspace requirement in the short and medium term. The delivery of Land at Birmingham Road is a strategic priority for the Council and is vital to the future vitality of the city centre. The Primary Shopping Area has been extended to incorporate the site and any proposals for retail (or other leisure uses) on edge of centre or out of centre sites should be fully assessed in terms of their impacts on Land at Birmingham Road as part of the overall impact assessment. The longer term city centre retail requirement (post Land at Birmingham Road) should be determined with reference to the latest available evidence.

**9.3** The further allowance for bulky goods is not appropriate for sites within the city centre boundary due to these types of business requiring adjacent car parking. These will be guided towards edge of centre or out of centre sites (subject to the relevant Sequential and Retail Impact Assessments).

**9.4** In replacing Local Plan Strategy Policy Lichfield 3: Lichfield Economy, this policy and explanatory text also supersedes the retail floorspace requirements referred to elsewhere in the Strategy. These updated policy requirements have been informed by the 2017 Lichfield Centres Study. The following references to Lichfield City's floorspace requirements in the Local Plan Strategy have therefore been superseded:

- Paragraph 13.11 and 13.12 (Policy Lichfield 3);

- Table 4.1 under “centres” column in relation to Lichfield City (Core Policy 1); and
- Paragraph 9.19 (Core Policy 8 Our Centres).

### Housing Land & Mixed-use Land Allocations

**9.5** Lichfield City is identified within the Spatial Strategy (Core Policy 1) as being the most sustainable settlement within the District and in terms of housing development the focus for the largest proportion of development. Table 4.1 illustrates that Lichfield is to deliver approximately 35% of the housing growth within the District through a range of different sites including four Strategic Development Allocations, completions recorded since the start of the plan period and 28 sites allocated through this plan.

#### Policy LC1: Lichfield City Housing Land Allocations

Along with the Strategic Development Allocations identified within the Local Plan Strategy the following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
L2	East of Lichfield, land north of Roman Heights	200
L3	Land at Greenhough Road	39
L4	Land at Swan Road, Former Sandford Gate	33 (net loss of 27 dwellings)
L5	Land off Limburg Avenue and Sainte Foy Avenue	194
L6	St Chad's House, Cross Keys	12
L7	Former Day Nursery, Scotch Orchard	27
L8	Former St Michaels Playing Fields, Deans Croft	9
L9	Land off Burton Road (East), Streethay	20
L10	Land off Burton Road (West), Streethay	38
L12	Land at St Johns Hospital, Birmingham Road	36
L13	Lombard Court, Lombard Street	14
L14	Former Integra Hepworth, Eastern Avenue	99
L16	Former Windmill Public House, Grange Lane	12
L17	Land to the rear of The Greyhound Public House, Upper St John Street	8

Site reference	Site name	Approx. yield of homes delivered by 2029
L18	Land at Cross Keys (Former What! Store), Cross Keys	44
L19	Angel Croft Hotel, Beacon Street	9
L20	Land at The Rosaries, Trent Valley Road	9
L21	Hawthorn House, Hawthorn Close	19
L23	Land off Cherry Orchard	9
L24	Trent Valley Buffer Depot, Burton Road, Streethay	50
L25	Land at 41 Cherry Orchard	10
L28	Former Beatrice Court, St John Street	40
L31	Land at Davidson Road	12
<b>Total (net)</b>		<b>883</b>

Changes will be made to the village settlement boundary (for Streethay), as shown on the Policies Map, to accommodate the residential allocations (Sites L9 and L10).

### Policy LC2: Lichfield City Mixed-use Allocations

The following sites, shown on the adopted local plan policies map, are allocated for mixed-use development within the Plan period, subject to the Key Development Considerations set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address. The mix of uses which will be supported is detailed within the table below and the 'Key Development Considerations'.

The land at Birmingham Road mixed used scheme (L27) will be the focus of new retail development in the city centre and accounts for its retail floorspace requirement in the short and medium term. The delivery of land at Birmingham Road is a strategic priority for the Council and is vital to the future vitality of the city centre. Any proposals for retail (or other leisure uses) on edge of centre or out of centre sites should be fully assessed in terms of their impacts on land at Birmingham Road as part of the overall impact assessment.

Table 9.1

Site reference	Site name	Mix of uses	Approx. yield of uses
L1	Beaconsfield House, Sandford Street	Residential/Retail	27 dwellings/34m <sup>2</sup> retail
L22	Former Regal Cinema (former Kwick Save), Tamworth Street	Residential/Retail	38 dwellings/retail



Site reference	Site name	Mix of uses	Approx. yield of uses
L26	Land at Birmingham Road	Retail/Residential	95 (93 net) dwellings/retail/commercial (see Policy Lichfield 3)
L27	Former Norgren site, Eastern Avenue	Bulky goods retail/residential	70 dwellings/bulky goods retail
L29	Land at Quonians Lane (Former Auction Centre), Cross Keys	Residential/retail	47 dwellings/retail
<b>Total (net)</b>			275 dwellings

### Explanation

**9.6** There have been 660 (gross) dwellings delivered within Lichfield City between 2008 and 2017. The Urban Capacity Assessment (UCA) detailed that in addition to the completions there is was a further committed supply (net) of 546 (at 1<sup>st</sup> September 2016) dwellings alongside the Strategic Development Allocations which are to deliver 2100 dwellings. This left a requirement for additional sites to be allocated within, and adjacent to Lichfield City to meet the requirements as set out within the Local Plan Strategy.

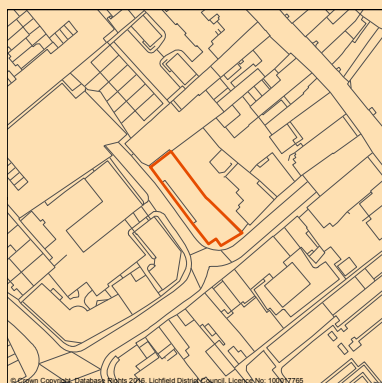
**9.7** Core Policy 1 and Core Policy 6 identify the urban area of Lichfield City as playing a key role in delivering the requirements for housing land. The UCA provides a thorough assessment of the committed supply of sites and identified a further 100 dwellings which had been committed by 31st August 2016. The UCA assessed and considered potential sites within the urban area of Lichfield City drawn from the Strategic Housing Land Availability Assessment (SHLAA). This process identified potential sites for an additional 367 dwellings which were recommended to be considered for allocation (including mixed-use sites which include an element of residential development - see Policy LC2). Once this process had been completed the UCA concluded that there were insufficient sites to meet the requirements for Lichfield City as set out within the Local Plan Strategy and that further sites beyond the existing urban area would need to be identified to meet a residual requirement of approximately 340 dwellings. As is illustrated by Table 4.1 allocations have been made for a further 1,218 dwellings through this plan (including a number of sites already committed) within and adjacent to Lichfield City to ensure that the City remains a focus for growth.

**9.8** With regards to sites L9 and L10 the village settlement boundary of Streethay will be amended to accommodate the residential allocations. The UCA recommended that where such allocations fell outside of the village settlement boundaries as defined by the previous Local Plan then amendments to the boundary should be considered to incorporate proposed allocations.

**9.9** The sites allocated through Policy LC1, Policy LC2 and Policy Lichfield 3: Lichfield Economy are detailed below along with 'Key development considerations' for each site. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

**Site L1 (Lichfield 1): Beaconsfield House, Sandford Street****L1: Beaconsfield House, Sandford Street**

Site allocated through Policy LC2



Site area (Ha)	0.05
Approximate dwelling yield	27
Approximate floorspace (and use)	35m <sup>2</sup> (retail)

Beaconsfield house is a former office building within Lichfield City Centre previously identified as a site out of scale and character with the conservation area. Site is located within the City Centre boundary adjacent to a mixture of town centre and other uses.

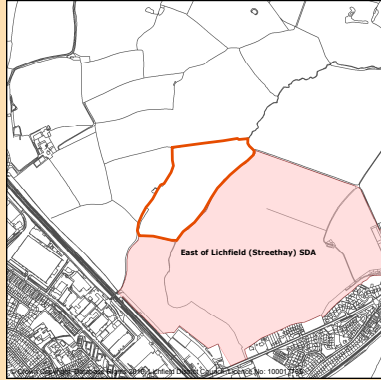
**Key development considerations:**

- Design and scale of redevelopment must be considered in the context of the buildings location within the conservation area and proximity to heritage assets including scheduled monument(s).
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Opportunity for gateway development on one of the entrances to the City Centre.
- Access to site off Sandford Street, development to provide sufficient parking provision for the development (in accordance with the Sustainable Design SPD).
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**Site L2 (Lichfield 2): East of Lichfield, (Streethay) SDA extension land north of Roman Heights****L2: East of Lichfield, land north of Roman Heights**

Site allocated through Policy LC1



**L2: East of Lichfield, land north of Roman Heights**

Site area (Ha)	9.2
Approximate dwelling yield	200

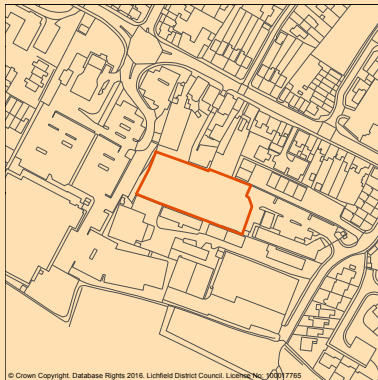
The site is located to the north of the East of Lichfield (Streethay) SDA as allocated within the Local Plan Strategy which began construction in 2016. Site is presently in agricultural use.

**Key development considerations:**

- Development should form an integrated part of the overall development of the SDA.
- Access to amenities and facilities within the wider SDA and wider area.
- Access to site integrated into road network within the wider SDA.
- Potential ecological impacts should be considered due to the greenfield nature of the site for example the Mare Brook.
- Scheme should be designed to take account of the edge of settlement location and manage the transition from urban to rural.
- Landscape character should be considered and addressed sensitively.
- Flood risk will need to be assessed.

**Site L3 (Lichfield 3): Land at Greenhough Road****L3: Land at Greenhough Road**

Site allocated through Policy LC1



Site area (Ha)	0.3
Approximate dwelling yield	39

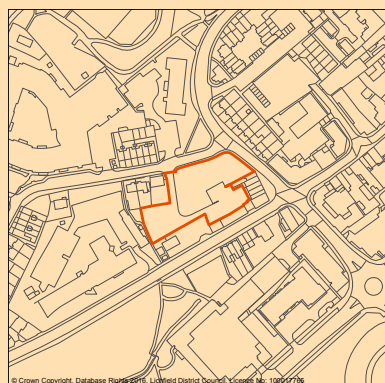
Currently an unused previously developed site adjacent to an existing employment area. The site is located between an existing supermarket and a small scale modern office development.

**L3: Land at Greenhough Road****Key development considerations:**

- Design and scale of redevelopment must be considered in the context of the buildings location adjacent to the conservation area.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered. For example site comprises semi improved/acid grassland.
- Suitable access to be achieved from Greenhough Road.

**Site L4 (Lichfield 4): Land at Swan Road, Former Sandford Gate****L4: Land at Swan Road, Former Sandford Gate**

Site allocated through Policy LC1



Site area (Ha)	0.3
Approximate dwelling yield	33 (Net -27)

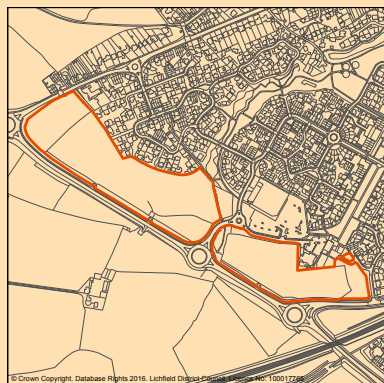
Former sheltered accommodation development which was demolished in 2015. The site is currently vacant brownfield land. Planning permission was granted in 2016 for residential development of 33 dwellings. The previous development accommodated 60 sheltered units which no longer met the appropriate standards for such accommodation in terms of size. The yield for the development is included as a net loss of 27 units.

**Key development considerations:**

- Design and scale of redevelopment must be considered in the context of the buildings location adjacent to the conservation area and proximity to heritage assets including scheduled monument(s).
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Suitable access to be achieved from Sandford Street.

**Site L5 (Lichfield 5): Land off Limburg Avenue and Sainte Foy Avenue****L5: Land off Limburg Avenue and Sainte Foy Avenue**

Site allocated through Policy LC1

**L5: Land off Limburg Avenue and Sainte Foy Avenue**

Site area (Ha)	8.6
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Approximate dwelling yield	194
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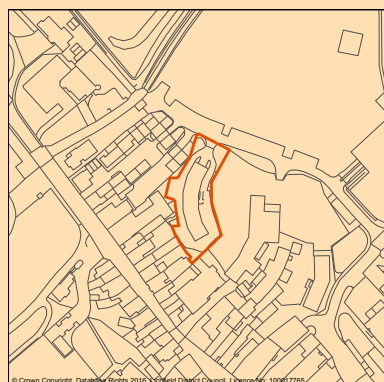
The site consists of several parcels of land located on the south western edge of Lichfield. The site is bounded by the southern bypass and is immediately adjacent to existing residential development and is currently in agricultural use. Three separate planning permissions have been granted for the site totalling 194 dwellings.

**Key development considerations:**

- Opportunity for gateway development at one of the key entrances to the city.
- Design of scheme should provide connectivity and integrate into pedestrian and green networks, particularly with the Darwin Park development.
- Potential ecological impacts should be considered due to the greenfield nature of the site. For example site comprises semi improved/acid grassland priority habitat.
- Scheme should be designed to take account of the edge of settlement location and manage the transition from urban to rural.

**Site L6 (Lichfield 6): St Chad's House, Cross Keys****L6: St Chad's House, Cross Keys**

Site allocated through Policy LC1



Site area (Ha)	0.2
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Approximate dwelling yield	12
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The site is located within Lichfield City centre, directly adjacent to Stowe Pool and consists of an office building along with areas of hard standing and car parking.

**Key development considerations:**

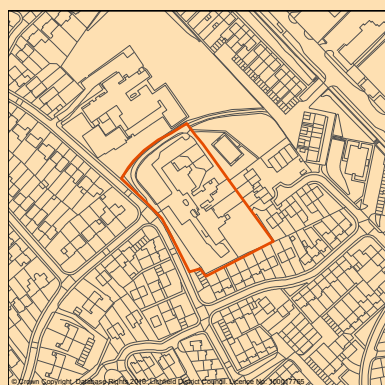
- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets including scheduled monument(s), Stowe Pool and adjacent to Grade II registered park and garden.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.

**L6: St Chad's House, Cross Keys**

- The SFRA identifies that the site is adjacent to and within areas of high flood risk (Flood Zone 2). Consequently consideration and implementation of suitable measures to manage the potential impacts of flooding and to manage surface water run off.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.

**Site L7 (Lichfield 7): Former Day Nursery, Scotch Orchard****L7: Former Day Nursery, Scotch Orchard**

Site allocated through Policy LC1



Site area (Ha)	0.7
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Approximate dwelling yield	27
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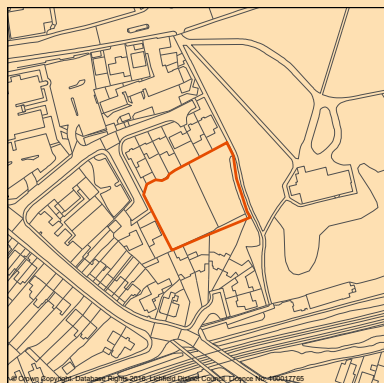
The site is a former nursery located within a primarily residential area adjacent to Scotch Orchard Primary School. The site comprises of the vacant nursery building which is located at the centre of the site and mature trees and vegetation within the site boundaries. To the north east the site adjoins an area of open space including a children's play area.

**Key development considerations:**

- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Protected and priority species have been identified on site, mitigation may be required.

**Site L8 (Lichfield 8): Former St Michaels Playing Fields, Deans Croft****L8: Former St Michaels Playing Fields, Deans Croft**

Site allocated through Policy LC1

**L8: Former St Michaels Playing Fields, Deans Croft**

Site area (Ha)	0.2
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Approximate dwelling yield	9
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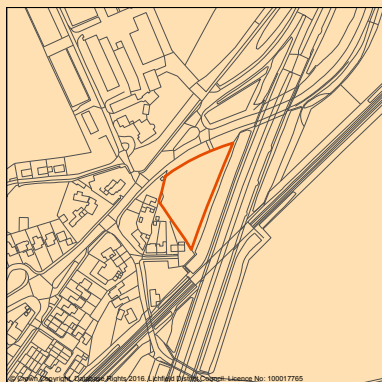
The site is a former playing field associated the nearby St Michaels School which has now been converted to residential accommodation as such the playing fields are no longer in use. The site consists of a grass playing field and a tarmac playing court and is located within a residential area immediately adjacent to the grounds of St Michaels Church.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location adjacent to the conservation area and proximity to heritage assets, including the Grade II\* listed St Michaels Church and other listed buildings and features.
- Design should consider setting of Lichfield Cathedral and St Michaels Church including historic views or skylines.
- Potential ecological impacts should be considered due to the greenfield nature of the site. For example part of the site comprises semi improved grassland.
- Consideration of replacement facilities - note that landowner states that 'redundancy rule' means replacement facilities will not be required. Any loss of playing pitch/accessible open space provision should be mitigated.

**Site L9 (Lichfield 9): Land off Burton Road (East), Streethay****L9: Land off Burton Road (East), Streethay**

Site allocated through Policy LC1



Site area (Ha)	0.4
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Approximate dwelling yield	20
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Greenfield site located on the eastern edge of Streethay which is bounded by the A38 which is elevated above the site.

**Key development considerations:**

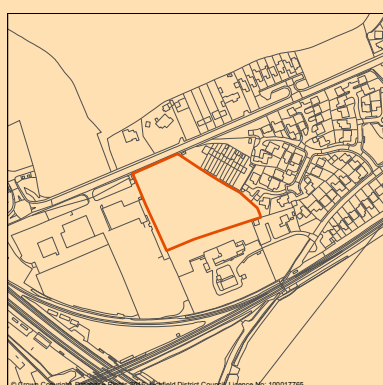
- Design to consider mitigation for noise from A38.

**L9: Land off Burton Road (East), Streethay**

- Potential ecological impacts should be considered due to the greenfield nature of the site, site has the potential to support protected and priority species and comprises of pastoral land and plantation woodland.
- Appropriate ecological assessments given potential for protected and priority species.
- Design and scale of development must be considered in the context of the buildings location within proximity to heritage assets including scheduled monument(s).
- Suitable access to be provided that considers the interaction with the A38 slip roads and the transition from dual-carriageway to urban environment.

**Site L10 (Lichfield 10): Land off Burton Road (West), Streethay****L10: Land off Burton Road (West), Streethay**

Site allocated through Policy LC1



Site area (Ha) 1.0

Approximate dwelling yield 38

The site is located between the existing residential area of Streethay and existing employment area to the east of Lichfield City. Presently the site is an open green field with limited boundary planting or vegetation.

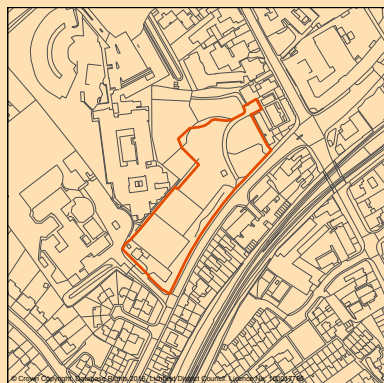
**Key development considerations:**

- Design to consider mitigation for noise from A38.
- Potential ecological impacts should be considered due to the greenfield nature of the site. For example site comprises semi improved/acid grassland and has potential to support protected priority species.
- Suitable access to be provided.
- Site is located within source protection zone 1. Development should have regard to Core Policy 3.

**Site L12 (Lichfield 12): Land at St Johns Hospital, Birmingham Road****L12: Land at St Johns Hospital, Birmingham Road**

Site allocated through Policy LC1



**L12: Land at St Johns Hopsital, Birmingham Road**

Site area (Ha)	1.1
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Approximate dwelling yield	36
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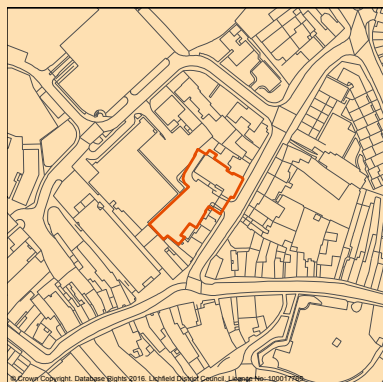
The site is located close to Lichfield City Centre within the Conservation Area. The SHLAA 2016 noted that the north eastern part of the site has benefit of planning permission for 18 dwellings which had been implemented and was under construction. The site is directly adjacent to the Grade I listed St Johns Hospital. The area of the site which is not noted as under construction within the SHLAA consists of the former Lichfield Tennis Club premises incorporating five courts, a club house and small area of car parking. The tennis club has closed some years ago and merged with Lichfield Lawn Tennis Club located close to the city.

**Key development considerations:**

- Sensitive design and scale of scheme to take account of location within the conservation area and proximity to heritage assets including the Grade I listed St John's Hospital and other listed buildings.
- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Development proposals for the remainder of the site should be complimentary and link to the development which has already been approved and is under construction.
- Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.

**Site****Site L13 (Lichfield 13): Lombard Court, Lombard Street****L13: Lombard Court, Lombard Street**

Site allocated through Policy LC1



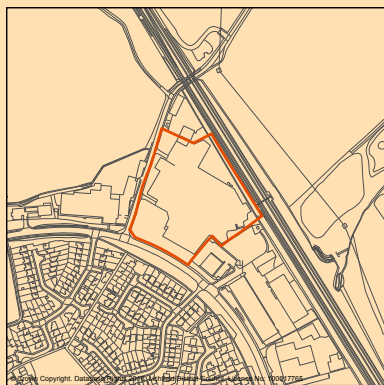
Site area (Ha)	0.1
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Approximate dwelling yield	14
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Former office building (Grade II listed) located within the city centre. Conversion of the building to form 14 apartments was approved in 2016 and is currently under construction.

**L13: Lombard Court, Lombard Street****Key development considerations: N/A****Site****Site L14 (Lichfield 14): Former Integra Hepworth, Eastern Avenue****L14: Former Inegra Hepworth, Eastern Avenue**

Site allocated through Policy LC1



Site area (Ha)	2.7
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Approximate dwelling yield	99
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The site was a former industrial premises which ceased operation and was demolished in 2008. The site is bounded by Eastern Avenue, Watery Lane and the West Coast Main Line with an employment area located to the south east.

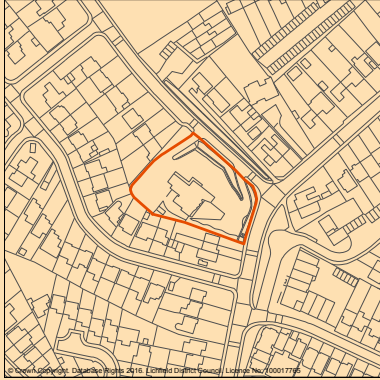
**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Consideration of mitigation for noise from adjacent uses, Eastern Avenue and West Coast Mainline.

**Site L16 (Lichfield 16): Former Windmill Public House, Grange Lane****L16: Former Windmill Public House, Grange Lane**

Site allocated through Policy LC1



**L16: Former Windmill Public House, Grange Lane**

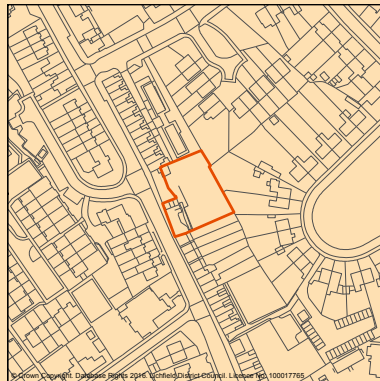
Site area (Ha)	0.3
Approximate dwelling yield	12
<p>Site of the Windmill Public House which has been vacant for a number of years. The site is located within a primarily residential area Lichfield in close proximity to a number of local shops and facilities.</p>	

**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**Site L17 (Lichfield 17): Land to the rear of The Greyhound Public House, Upper St John Street****L17: Land to the rear of The Greyhound Public House, Upper St John Street**

Site allocated through Policy LC1



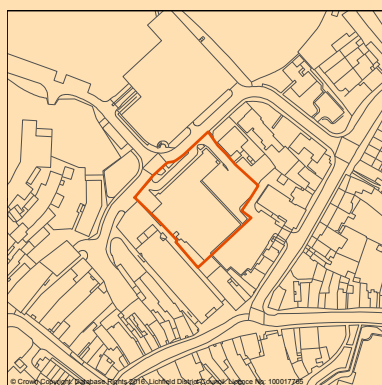
Site area (Ha)	0.1
Approximate dwelling yield	8
<p>The site is an area of open land located to the rear of the Greyhound Public House and is elevated to the rear.</p>	

**Key development considerations:**

- Sensitive design and scale of scheme to take account of location within proximity to heritage assets including listed buildings.
- Tree preservation orders adjacent to the site boundary will need to be considered and accommodated within the design of any proposals.
- Appropriate access to be provided from Upper St John Street and sufficient parking to be provided in line with the Sustainable Design SPD.

**Site L18 (Lichfield 18): Land at Cross Keys (Former What! Store), Cross Keys****L18: Land at Cross Keys (Former What! store), Cross Keys**

Site allocated through Policy LC1



Site area (Ha)	0.3
Approximate dwelling yield	44

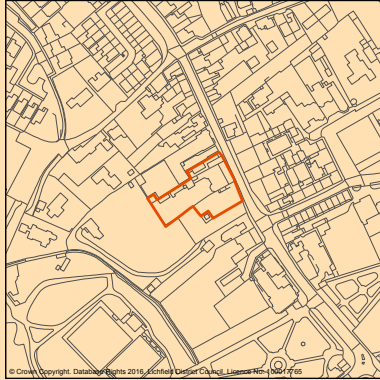
The site is located within Lichfield City Centre and the Conservation Area adjacent to the Cross Keys Car Park. The site is a vacant brownfield site as the retail unit formally located on site was demolished in 2016. The site is bounded by a number of residential and commercial properties and the site of the former Regal Cinema.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Mixture of uses should be provided including residential and retail given the sites location within the City Centre.
- Consideration of how mixture of uses can be incorporated into the development and the City Centre and adjacent development sites.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as site has potential to support protected and priority species. For example site comprises semi improved/acid grassland.
- Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.

**Site L19 (Lichfield 19): Angel Croft Hotel, Beacon Street****L19: Angel Croft Hotel, Beacon Street**

Site allocated through Policy LC1

**L19: Angel Croft Hotel, Beacon Street**

Site area (Ha)	0.2
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Approximate dwelling yield	9
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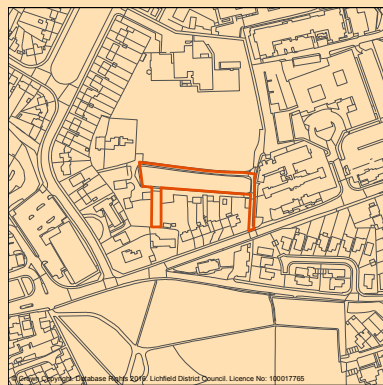
Grade II\* listed former hotel, building which fronts onto Beacon Street opposite Cathedral Close. The site also consists of grassed areas and car parking.

**Key development considerations:**

- Sensitive design and scale of scheme to take account of location within the conservation area and proximity to heritage assets including listed buildings. Any proposals should ensure the repair and use of the listed hotel building which is currently at risk. Significant archaeological potential on site, as such appropriate assessments and mitigation will be required.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Design must incorporate and protect views of Lichfield Cathedral.
- The SFRA identifies that the site is adjacent to areas of high flood risk (Flood Zone 2 & 3) although the site itself is in Flood Zone 1. Consequently consideration and implementation of suitable measures to manage the potential impacts of flooding and to manage surface water run off.
- Potential ecological impacts should be considered as site has potential to support protected and priority species.

**Site L20 (Lichfield 20): Land at The Rosaries, Trent Valley Road****L20: Land at The Rosaries, Trent Valley Road**

Site allocated through Policy LC1

**L20: Land at The Rosaries, Trent Valley Road**

Site area (Ha)	0.3
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Approximate dwelling yield	9
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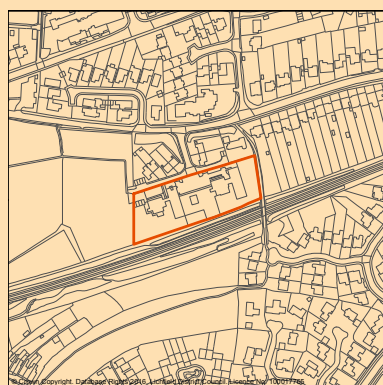
The site is an area of incidental open space within a primarily residential area located directly adjacent to St Chad's Primary School. Immediately adjacent to the site's eastern boundary are a number of listed buildings which front onto Trent Valley Road.

**Key development considerations:**

- Sensitive design and scale of scheme to take account of location within close proximity to heritage assets including the Grade II\* listed St Michaels Church, and other listed buildings.
- Consideration of residential amenity given location adjacent to school playing fields.
- Design should consider setting of Lichfield Cathedral and St Michaels Church including historic views or skylines.

**Site L21 (Lichfield 21): Hawthorn House, Hawthorn Close****L21: Hawthorn House, Hawthorn Close**

Allocated through policy LC1



Site area (Ha)	0.6
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Approximate dwelling yield	19
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The site consists of several buildings used to provide residential care, areas of open space and car parking serving the current use. The site is located within a primarily residential area adjacent to the grounds of St Michaels Church. The site is bounded to the south by the Cross City railway line.

**Key development considerations:**

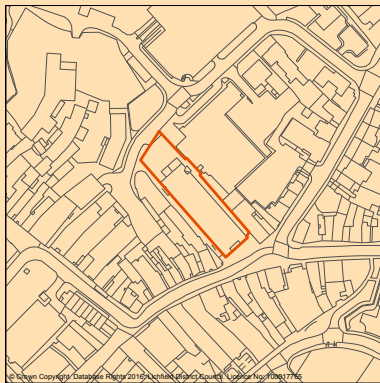
- Design and scale of development to be considered in the context of the site's location in proximity to heritage assets, including the Grade II\* listed St Michaels Church, and other listed buildings and features.
- Design should consider setting of Lichfield Cathedral including views of the spires.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**L21: Hawthorn House, Hawthorn Close**

- Design to consider mitigation for noise from adjacent railway line.
- Potential ecological impacts should be considered as site contains semi improved grassland.
- Design should consider setting of Lichfield Cathedral and St Michaels Church including historic views or skylines.

**Site L22 (Lichfield 22): Former Regal Cinema (former Kwik Save), Tamworth Street****L22: Former Regal Cinema (former Kwik Save), Tamworth Street**

Site allocated through Policy LC2



Site area (Ha)	0.2
Approximate dwelling yield	38
Approximate floorspace and use	Retail inline with Policy Lichfield 3

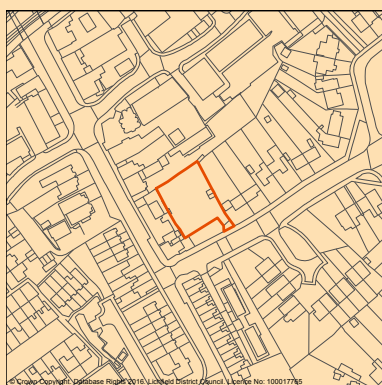
The site is located within Lichfield City Centre and consists of the former Regal Cinema, a building with a locally listed frontage located within the Conservation Area adjacent to a number of listed buildings. The site is bounded by a public footpath (The Tanneries) to the west and Tamworth Street to the south.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets. Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Retention of locally listed cinema facade. Redevelopment of site could potentially improve condition of site which currently detracts from conservation area.
- Mixture of uses should be provided including residential and retail given the site's location within the City Centre.
- Consideration of how mixture of uses can be incorporated into the development and the city centre and adjacent development sites.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as site has potential to support protected and priority species.

**Site L23 (Lichfield 23): Land off Cherry Orchard****L23: Land off Cherry Orchard**

Site allocated through Policy LC1



Site area (Ha)	0.1
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Approximate dwelling yield	9
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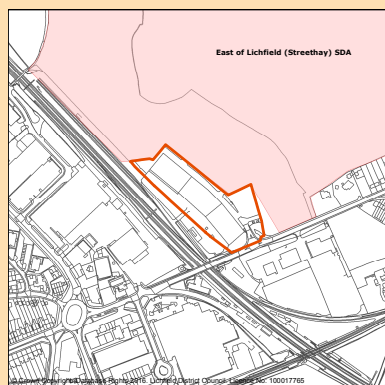
The site is currently used for the siting of self storage containers and is located within a primarily residential area with direct access of Cherry Orchard.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within proximity to heritage assets.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**Site L24 (Lichfield 24): Trent Valley Buffer Depot, Burton Road, Streethay****L24: Trent Valley Buffer Depot, Burton Road, Streethay**

Site allocated through Policy LC1



Site area (Ha)	1.9
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Approximate dwelling yield	50
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The site is located directly adjacent to the West Coast Mainline and has been used as a depot serving the railway, the site consists of several large warehouse buildings and areas of hard standing used for the storage of materials related to the current use. The site directly abuts the East of Lichfield (Streethay) SDA to the east.

**Key development considerations:**

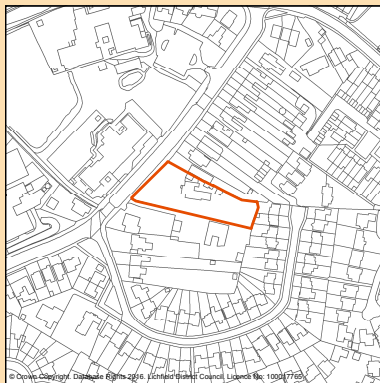
- Development should be integrated into the wider development of the East of Lichfield (Streethay) SDA.
- Access to amenities and facilities within the SDA and wider area.
- Consideration of mitigation for noise from adjacent uses, Eastern Avenue and West Coast Mainline.

**L24: Trent Valley Buffer Depot, Burton Road, Streethay**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Additional parking provision to serve Lichfield Trent Valley Station should be considered as part of any development.
- Consideration of landscape setting.
- Site is located within source protection zone 2. Development should have regard to Core Policy 3.

**Site L25 (Lichfield 25): Land at 41 Cherry Orchard****L25: Land at 41 Cherry Orchard**

Site allocated through Policy LC1



Site area (Ha)	0.2
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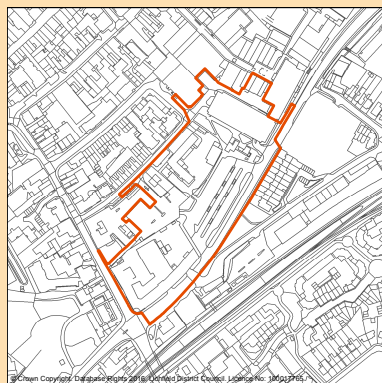
Approximate dwelling yield	10
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The site is currently open with the former nursery building having been demolished in 2016. The site is bounded on three sides by residential development of varying tenures and designs and Cherry Orchard and a primary school bound the site to the west. The site has the benefit of planning permission for the implemented demolition and construction of dwellings.

**Key development considerations: N/A****Site L26 (Lichfield 26): Land at Birmingham Road****L26: Land at Birmingham Road**

Site allocated through Policy LC2



**L26: Land at Birmingham Road**

Site area (Ha)	3.1
Approximate dwelling yield	95
Approximate floorspace and use	Comparison and convenience retail in line with Policy Lichfield 3

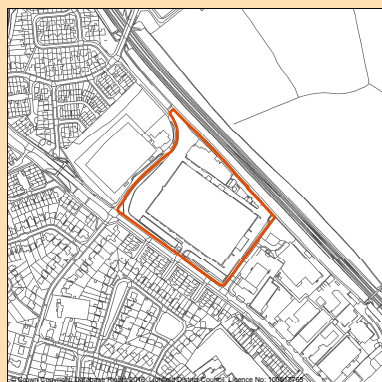
The site consists of a large area within the City Centre which includes commercial property, a bus station, 1960s office building and multi-storey car park. Adjacent to the site are a number of listed buildings including the District Council offices and Wade Street Church. The Lichfield Garrick Theatre is located directly adjacent to the north of the site.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets.
- Mixture of uses should be provided including residential and retail given the sites location within the City Centre - development should comply with Policy Lichfield 3.
- Consideration of how mixture of uses can be incorporated into the development and the City Centre and adjacent development sites.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Design of scheme should consider the operational needs of the Garrick Theatre, including maintaining heavy vehicle access.

**Site L27 (Lichfield 27): Former Norgren site, Eastern Avenue****L27: Former Norgren site, Eastern Avenue**

Site allocated through Policy LC2



Site area (Ha)	4.1
Approximate dwelling yield	70
Approximate floorspace and use	Bulky goods retail in line with Policy Lichfield 3

A former industrial site located to the north east of Lichfield City and is bounded by Eastern Avenue and The West Coast Mainline. The site is adjacent to other employment uses and Lichfield City Football Club.

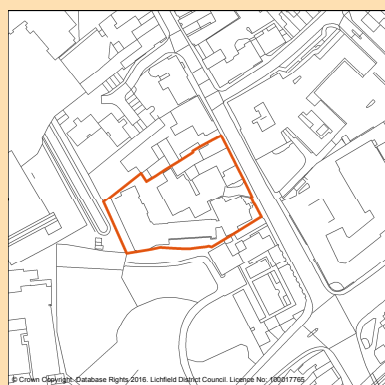


**L27: Former Norgren site, Eastern Avenue****Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Consideration of mitigation for noise from adjacent uses, Eastern Avenue and West Coast Mainline.
- Mixture of uses provided for on site should be well integrated with appropriate buffer planting - development should comply with Policy Lichfield 3.

**Site L28 (Lichfield 28): Former Beatrice Court, St John Street****L28: Former Beatrice Court, St John Street**

Site allocated through Policy LC1



Site area (Ha)	0.6
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Approximate dwelling yield	40
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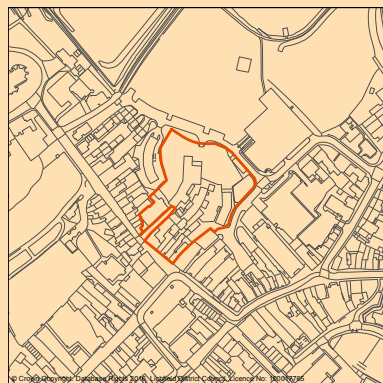
A former nursing home premises within Lichfield City Centre direct adjacent to St Johns Hospital. The site consist of a large 1980s building and a number of listed cottages which directly front onto St John Street.

**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets.
- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Potential ecological impacts should be considered as site has potential to support protected and priority species.

**Site L29 (Lichfield 29): Land at Quonians Lane (Former Auction Centre), Cross Keys****L29: Land at Quonians Lane (Former Auction Centre), Cross Keys**

Site allocated through Policy LC2

**L29: Land at Quonians Lane (Former Auction Centre), Cross Keys**

Site area (Ha)	0.8
Approximate dwelling yield	Up to 47 dwellings
Approximate floorspace and use	Mixed use development to include range of appropriate town centre uses including up to 47 residential dwellings.

The site is currently an auction centre having previously been used as a stone masonry college and incorporates a number of historic buildings along Quonians Lane. Numerous buildings of varying characters are located within the site.

**Key development considerations:**

- Sensitive design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets including scheduled monument(s), listed buildings and registered listed parks.
- Mixture of uses should be provided including residential and retail given the site's location within the City Centre.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Consideration of how mixture of uses can be incorporated into the development and the city centre and adjacent development sites.
- Linkages through the site from Quonians Lane to Stowe Fields should be accommodated.
- The SFRA identifies that there are areas of high flood risk (Flood Zone 2) within the site, although a majority of the site is in Flood Zone 1. Consequently consideration and implementation of suitable measures to manage the potential impacts of flooding and to manage surface water run off.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Design must incorporate and protect views of Lichfield Cathedral.
- Potential ecological impacts should be considered as the site has potential to support protected and priority species.

**Site L30 (Lichfield 30): Lichfield South Business Park****L30: Lichfield South Business Park**

Allocated through Policy Lichfield 3

**L30: Lichfield South Business Park**

Site area (Ha)	4.4
Floorspace (m <sup>2</sup> )	12,500 (B1)

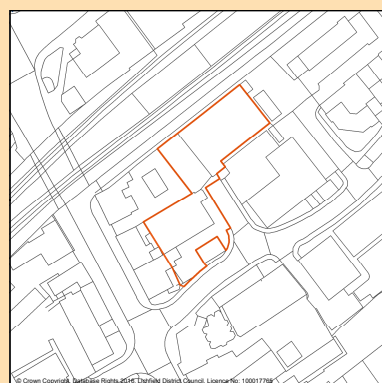
The site is located within the Green Belt to the south of Lichfield City adjacent to the existing Lichfield South Business Park. The site is located in close proximity to major road infrastructure including the A38, A5 and M6 Toll. The site is to provide primarily for national/ regional office market as outlined within Policy Lichfield 3.

**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Development should be integrated into the existing uses within the Lichfield South Business Park and be designed to complement the existing development.

**Site L31 (Lichfield 31): Land at Davidson Road****L31: Land at Davidson Road**

Allocated through Policy LC1



Site area (Ha)	0.15
Approximate dwelling yield	12

The site is currently a number of buildings including old brewery building used as part of a motor garage. The site is bounded by the elevated cross city line to the north and various commercial and residential uses.

**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Design and scale of redevelopment to be considered in the context of the buildings location adjacent to the conservation area and proximity to heritage assets including listed buildings.

## 10 Burntwood

### Introduction

**10.1** Burntwood is identified as a key settlement within the settlement hierarchy and one of the two most sustainable settlements within Lichfield District. As such the settlement is identified as an area to accommodate a proportion of growth to 2029. This section of the plan sets out the policies and site allocations for Burntwood.

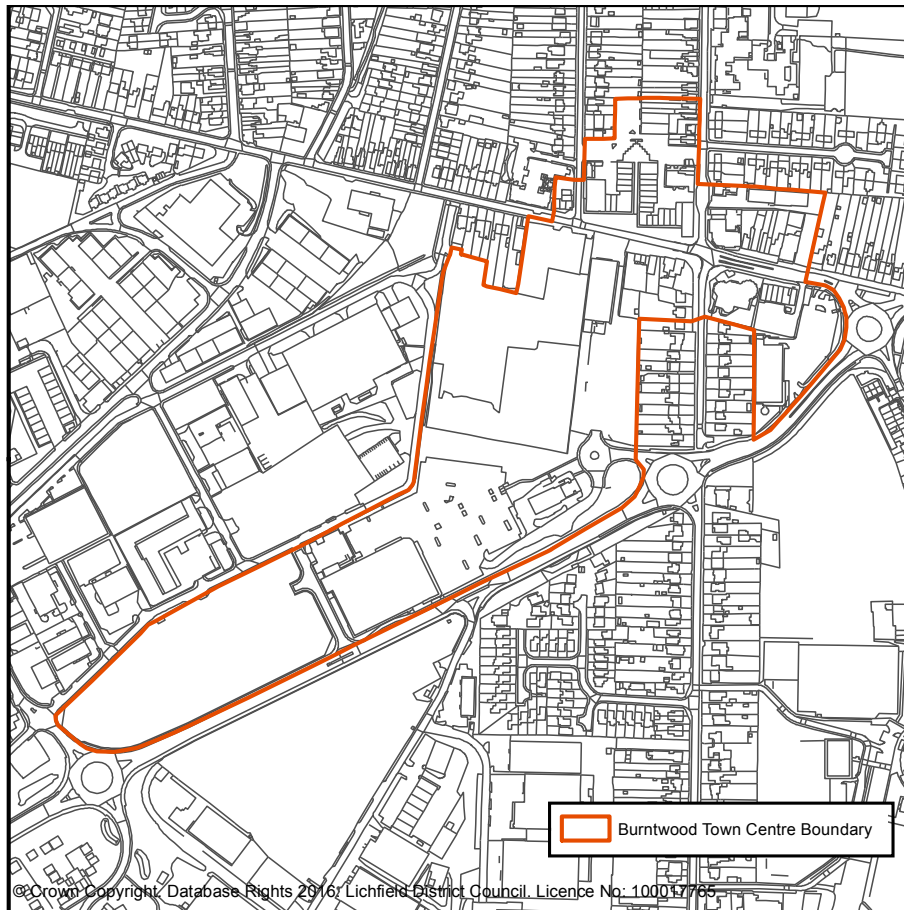
#### Policy Burntwood 3: Burntwood Economy

In Burntwood the focus will be on the creation of a vibrant and diverse town centre, through regeneration. The town will be promoted as an area of increased and more diverse economic activity, to include new retail, employment, leisure, residential, recreational, health, educational resources and improvements to its environmental quality and public realm. These uses, together with enhancements to pedestrian linkages and public transport facilities, will further assist in the regeneration of the area and help to meet the needs of the residential population of the town.

To assist in this regeneration, Burntwood will be a main focus for investment, including public and private sector funding. Specific projects that have been identified as part of a package of measures to deliver Burntwood's town centre regeneration are detailed within the Infrastructure Delivery Plan (IDP).

Employment opportunities will be maximised to encourage Burntwood residents to be able to access a range of locally accessible opportunities suitable to their skills and aspirations. Support will be given for an enlarged town centre to meet local needs as defined on the Policies Map (and Map 10.1). The District Council will encourage new retail development comprising both comparison and convenience floorspace as well as leisure uses on the two key opportunity sites in order to increase the attractiveness and market share of the centre.

Map 10.1 Burntwood Town Centre Boundary



### Explanation

**10.2** In replacing Local Plan Strategy Policy Burntwood 3: Burntwood Economy, this policy and explanatory text also supersedes any retail floorspace requirements referred to elsewhere in the Strategy. These updated policy requirements have been informed by the 2017 Lichfield Centres Study. The following references to Burntwood town centre's floorspace requirements in the Local Plan Strategy have therefore been superseded:

- Paragraph 14.10 (Explanatory text to Burntwood 3); and
- Table 4.1 under "centres" column (relating to Core Policy 1).

### Housing Land and Mixed-use Land Allocations

**10.3** The Spatial Strategy identifies Burntwood as the second most sustainable settlement within the District which is required to play a key role in the delivery of housing requirements within the plan period. Table 4.1 illustrates that Burntwood is to accommodate approximately 9% of housing growth

within the District including a Strategic Development Allocation to the east of Burntwood bypass, completions recorded since the start of the plan period and 15 allocated sites identified within this plan.

#### Policy B1: Burntwood Housing Land Allocations

Along with the Strategic Development Allocations identified within the Local Plan Strategy the following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
B1	99-101 High Street, Chasetown	7
B2	82-84 Queen Street	14
B3	Land at Maple Close/Sycamore Road	32
B4	Land at Mount Road/New Road	95
B5	Land rear of Chase Terrace Primary School	12
B7	Land south of Cannock Road	17
B8	Cottage of Content Public House, Queen Street	10
B10	Land off Milestone Way, Chasetown	150
B11	Former Greyhound Public House, Boney Hay Road	7
B16	Coney Lodge Farm, Rugeley Road	8
B18	Land at Baker Street	7 (net 1)
B19	Chorley Road, Boney Hay Concrete Works	7
B20	Hill Street, 1-3	7
B21	High Street, 144	9 (8 net)
<b>Total (net)</b>		<b>375</b>

Changes to the Green Belt boundary will be made to remove the St Matthews estate from the Green Belt, as set out in Policy Burntwood 1: Burntwood Environment (Local Plan Strategy).

### Policy B2: Burntwood Mixed-use Allocations

The following site, shown on the adopted local plan policies map, are allocated for mixed-use development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address. The mix of uses which will be supported is detailed within the table below and the 'Key Development Considerations'.

Table 10.1

Site reference	Site name	Mix of uses	Approx. yield of uses
B13	Bridge Cross Garage, Cannock Road	Residential/Retail	8 dwellings/retail
<b>Total</b>			<b>8</b>

### Explanation

**10.4** Within Burntwood there have been 389 (gross) dwellings completed between 2008 and 2017 with a further 265 dwellings (net) within the committed supply of sites as detailed in the Housing Supply Update this is in addition to the 240 dwellings which remain to be delivered on the Strategic Development Allocation<sup>(vi)</sup>.

**10.5** The UCA assessed and considered potential sites within the urban area of Burntwood drawn from the Strategic Housing Land Availability Assessment (SHLAA). This process identified potential sites for an additional 318 dwellings which were recommended to be considered for allocation. This left a requirement for additional sites to be considered if Burntwood were to meet the requirements as set out in the Local Plan Strategy.

**10.6** Given Burntwood's location inset within the Green Belt any potential sites beyond the existing urban area are located within the Green Belt. Core Policy 1 acknowledges the important role of the Green Belt, a role that should be protected but also acknowledges that changes to the Green Belt boundaries which do not have a fundamental impact upon the overall strategy may be appropriate for all settlements within the Green Belt with the precise boundaries of these changes to be defined through the Local Plan Allocations document. A Strategic Green Belt Review, a more detailed second stage Green Belt review and supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Burntwood and assesses these in terms of the purposes of the Green Belt as identified within the NPPF and several local purposes of the Green Belt. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt.

vi The UCA accounts for the committed scheme for 351 dwellings within the SDA which represents a shortfall 24 dwellings compared to the total envisaged within the Local Plan Strategy. The SHLAA 2017 and Five Year Housing Land Supply Paper 2017 record 111 completions from the SDA to 31<sup>st</sup> March 2017.



**10.7** Policy Burntwood 1: Burntwood Environment provides a commitment to remove the St Matthews Estate from the Green Belt with the exact boundaries to be determined through this Local Plan Allocations document. The NPPF requires Local Planning Authorities to take account of the need to promote sustainable patterns of development and to define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

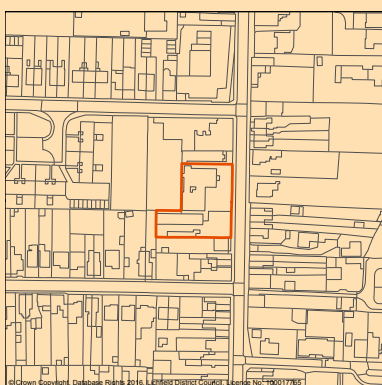
**10.8** As is illustrated by table 4.1 sufficient allocations have been identified to meet the housing requirements for Burntwood. These allocations provide for approximately 383 dwellings (including a number of already committed sites) within and adjacent to Burntwood to ensure that the requirements as set out within the Local Plan Strategy are met.

**10.9** The sites allocated through Policy B1, Policy B2 and Burntwood 3: Burntwood Economy are detailed below along with 'Key Development considerations' for each site. 'Key Development considerations' are not all encompassing, other matters may arise during the planning application process which applicants will need to address.

#### Site B1 (Burntwood 1): 99-101 High Street, Chasetown

##### B1: 99-101 High Street, Chasetown

Site allocated through Policy B1



Site area (Ha)	0.2
Approximate dwelling yield	7
Located directly off High Street Chasetown and consists of a number of buildings including a former chapel.	

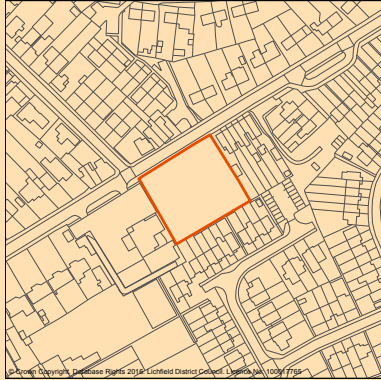
**Key development considerations: N/A**

#### Site B2 (Burntwood 2): 82-84 Queen Street

##### B2: 82-84 Queen Street

Allocated through Policy B1



**B2: 82-84 Queen Street**

Site area (Ha)	0.2
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Approximate dwelling yield	14
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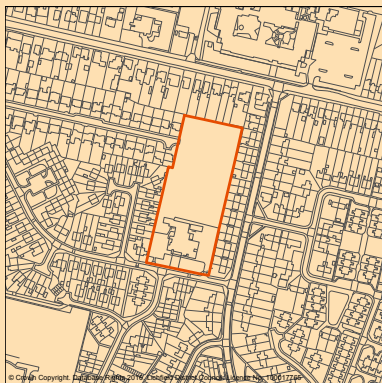
The site is currently vacant land having formally been the location of a car dealership and garage. The site is located within a primarily residential area within Burntwood.

**Key development considerations:**

- Consideration of how design of scheme will integrate with surrounding development including adjacent allocated site.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**Site B3 (Burntwood 3): Land at Maple Close/Sycamore Road****B3: Land at Maple Close/Sycamore Road**

Allocated through Policy B1



Site area (Ha)	1.3
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Approximate dwelling yield	32
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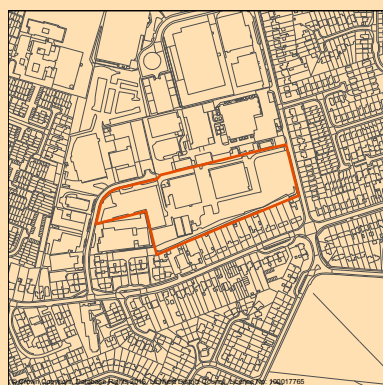
The site is located in a primarily residential area and currently consists of a single one and two storey building which has been used as a local social services office and a large grassed area. The site is bounded on all four sides by residential development.

**Key development considerations:**

- Consideration of replacement facilities if appropriate. Any loss of playing pitch/accessible open space provision should be mitigated.

**Site B4 (Burntwood 4): Land at Mount Road/New Road****B4: Land at Mount Road/New Road**

Site allocated through Policy B1



Site area (Ha)	2.8
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Approximate dwelling yield	95
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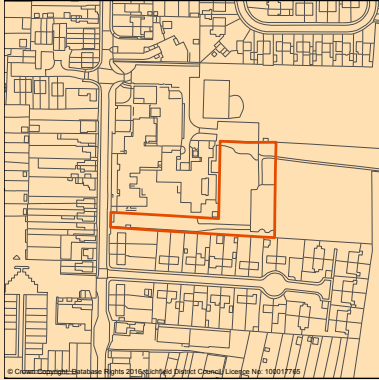
The site is located within the Mount Road Industrial Estate within Burntwood and consists of a number of vacant industrial buildings which have not been in use for a number of years, there is also a grassed area at the eastern extent of the site which fronts onto New Road.

**Key development considerations:**

- Design of scheme to provide appropriate residential amenity, particularly given adjacent employment uses.
- Consideration of potential mitigation measures for noise and odour pollution from adjacent uses.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as site has potential to support protected and priority species. For example site comprises semi improved/acid grassland, ruderal, scrub and mature trees.
- Site is located within source protection zones 1 and 2. Development should have regard to Core Policy 3.

**Site B5 (Burntwood 5): Land rear of Chase Terrace Primary School****B5: Land rear of Chase Terrace Primary School**

Allocated through Policy B1

**B5: Land rear of Chase Terrace Primary School**

Site area (Ha)	0.4
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Approximate dwelling yield	12
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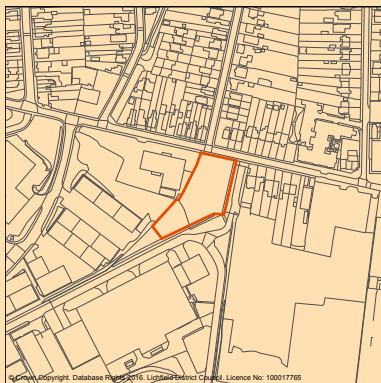
The site is an area of vacant land to the rear of Chase Terrace Primary School adjacent to the school buildings and playing fields. To the south the site is bounded by residential properties on Victory Avenue.

**Key development considerations:**

- Consideration of residential amenity given location adjacent to school playing fields.
- Suitable access to be provided from Rugeley Road.
- Potential ecological impacts should be considered as site has potential to support habitat for example site comprises semi improved/acid grassland, ruderal, scrub and mature trees.

**Site B7 (Burntwood 7): Land south of Cannock Road****B7: Land south of Cannock Road**

Allocated through Policy B1



Site area (Ha)	0.3
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Approximate dwelling yield	17
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The site is a grassed area of vacant land located to the south of Cannock Road. The site is adjacent to a car sales room to the west, residential development to the north and east and employment uses to the south.

**Key development considerations:**

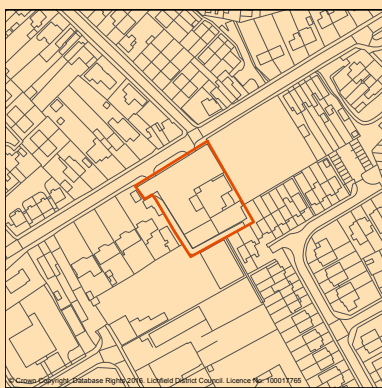
- Design of scheme to provide appropriate residential amenity, particularly given adjacent employment uses.
- Consideration of potential mitigation measures for noise and odour pollution from adjacent uses.

**B7: Land south of Cannock Road**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as site has potential to support priority habitat/species for example site comprises semi improved/acid grassland.

**Site B8 (Burntwood 8): Cottage of Content Public House, Queen Street****B8: Cottage of Content Public House, Queen Street**

Site allocated through Policy B1



Site area (Ha)	0.2
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Approximate dwelling yield	10
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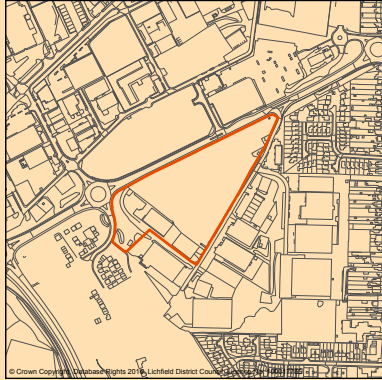
Site is currently a public house and consists of the main building which is located to the rear of the site and large area of car parking surrounding the building.

**Key development considerations:**

- Consideration of how design of scheme will integrate with surrounding development including adjacent allocated site.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as the site has potential to support priority species.

**Site B10 (Burntwood 10): Land off Milestone Way, Chasetown****B10: Land off Milestone Way, Chasetown**

Allocated through policy B1

**B10: Land off Milestone Way, Chasetown**

Site area (Ha)	4.4
Approximate dwelling yield	150

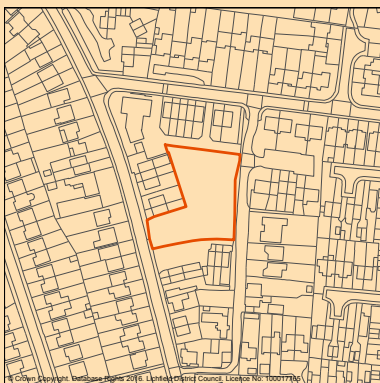
The site is currently vacant previously industrial land as the industrial units were demolished in 2014. The site is adjacent to the East of Burntwood SDA to the west, industrial units to the east and a supermarket to the north.

**Key development considerations:**

- Design of scheme to provide appropriate residential amenity, particularly given adjacent employment uses.
- Scheme should provide linkages to the town centre and adjacent East of Burntwood Bypass SDA.
- Consideration of potential mitigation measures for noise and odour pollution from adjacent uses.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered as site has the potential to support priority habitat/species for example site comprises semi improved grassland.
- Site is within HSE consultation zone.

**Site B11 (Burntwood 11): Former Greyhound Public House, Boney Hay Road****B11: Former Greyhound Public House, Boney Hay Road**

Allocated through Policy B1



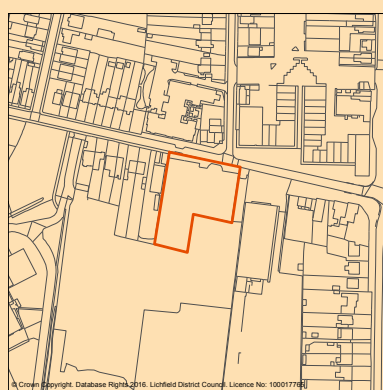
Site area (Ha)	0.2
Approximate dwelling yield	7

The SHLAA 2016 noted that the site has benefit of planning permission for 5 dwellings which had been implemented and was under construction. Planning permission for 7 dwellings has now been granted and is under construction.

**Key development considerations: N/A**

**B11: Former Greyhound Public House, Boney Hay Road****Site B13 (Burntwood 13): Bridge Cross Garage, Cannock Road****B13: Bridge Cross Garage, Cannock Road**

Site allocated through Policy B2



Site area (Ha) 0.3

Approximate dwelling yield 8

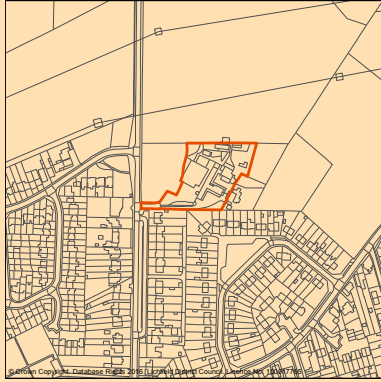
The site is an area of vacant previously developed land located within Burntwood Town Centre directly fronting onto Cannock Road. Residential areas are located to the north and west of the site with commercial development to the east and an area of vacant land to the south.

**Key development considerations:**

- Integration of retail and residential uses. Scheme should be designed to ensure connectivity to other areas and uses within the town centre.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.

**Site B16 (Burntwood 16): Coney Lodge Farm, Rugeley Road****B16: Coney Lodge Farm, Rugeley Road**

Allocated through Policy B1

**B16: Coney Lodge Farm, Rugeley Road**

Site area (Ha)	0.6
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Approximate dwelling yield	8
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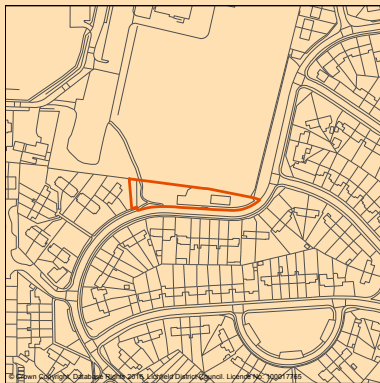
The site is currently a working farm and consists of a farm house and numerous agricultural buildings. Located to the north of Burntwood the site is within the Green Belt directly adjacent to the existing residential areas of Burntwood.

**Key development considerations:**

- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to designated sites.
- Scheme should be designed to take account of the edge of settlement location and manage the transition from urban to rural and retain agricultural character.
- Potential ecological impacts should be considered as site has potential to support priority habitat/species.

**Site B18 (Burntwood 18): Land at Baker Street****B18: Land at Baker Street**

Allocated through Policy B1



Site area (Ha)	0.2
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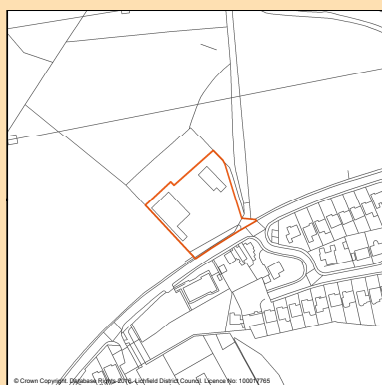
Approximate dwelling yield	7 (1 net)
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The SHLAA 2016 noted that the site has benefit of planning permission for 7 dwellings which had been implemented and was under construction with 6 completions having been recorded in 2015/2016.

**Key development considerations: N/A**

**Site B19 (Burntwood 19): Chorley Road, Boney Hay Concrete Works****B19: Chorley Road, Boney Hay Concrete Works**

Allocated through Policy B1



Site area (Ha)	0.3
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Approximate dwelling yield	7
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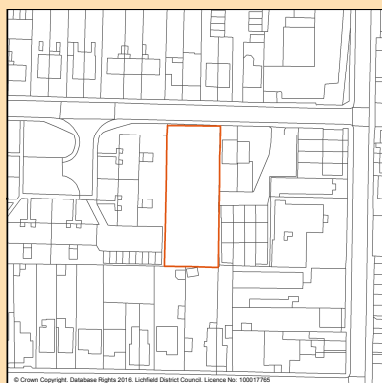
The site is located to the north of Burntwood and consists is made up of a concrete manufacturing premises. The SHLAA 2016 noted that the site has benefit of planning permission for 7 dwellings.

**Key development considerations:**

- Potential ecological impacts should be considered due its proximity to designated sites.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Scheme should be designed to take account of the edge of settlement location and manage the transition from urban to rural and retain agricultural character.
- Potential ecological impacts should be considered as site is located adjacent to designated sites (SSSI).

**Site B20 (Burntwood 20): Hill Street, 1-3****B20: Hill Street, 1-3**

Allocated through Policy B1



Site area (Ha)	0.12
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Approximate dwelling yield	7
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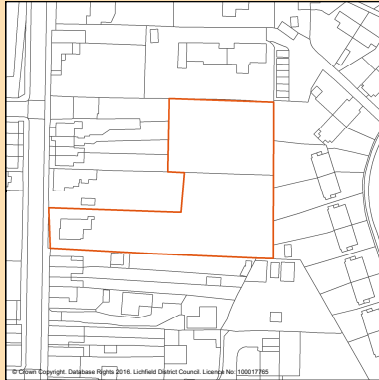
The site is an area of vacant land between existing residential properties on Hill Street and commercial properties which front onto High Street.

**Key development considerations: N/A**



**Site B19 (Burntwood 19): Chorley Road, Boney Hay Concrete Works****B21: High Street, 114**

Allocated through Policy B1

**B21 (Burntwood 21)**

Site area (Ha)

0.33

Approximate dwelling yield

9 (Net 8)

The SHLAA 2017 noted the site has benefit of planning permission for 9 dwellings which had been implemented and was under construction.

**Key development considerations: N/A**

## 11 North of Tamworth

### Introduction

**11.1** The Local Plan Strategy identified a Broad Development Location (BDL) to the north of Tamworth to accommodate approximately 1000 dwellings (to include 500 dwellings to meet the needs arising within Tamworth Borough). The Local Plan Allocations document defines those sites within the BDL which are to be allocated for residential development.

#### Policy NT1: North of Tamworth Housing Land Allocations

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address. Development of these sites should comply with Policy North of Tamworth.

Within the Arkall Farm Housing Land Allocation, as identified in the inset map attached to policy NT1, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.

Site reference	Site name	Approx. yield of homes delivered by 2029
NT1	Land at Arkall Farm, Ashby Road	1000
NT2	Land north of Brown's Lane, Tamworth	165
<b>Total</b>		<b>1165</b>

### Explanation

**11.2** The BDL is identified within the Local Plan Strategy to deliver approximately 1,000 dwellings as part of a sustainable mixed use urban extension to the north of Tamworth. Sites NT1 and NT2 will provide for 1,165 dwellings which will provide for approximately 11% of the growth within the District.

**11.3** Tamworth Borough Council's adopted Local Plan notes that it cannot meet its housing requirement within its own administrative area and requires a further 825 dwellings to be accommodated outside of the Borough in addition to the 1000 homes which have been accommodated by Lichfield District Council (500 dwellings) and North Warwickshire Borough Council (500) dwellings. Tamworth is located within the Greater Birmingham Housing Market Area (GBHMA) and this additional shortfall of 825 dwellings is part of the overall shortfall within the housing market area. It is considered most appropriate to consider how to address Tamworth's localised shortfall as part of the wider HMA shortfall through the review of the Local Plan. Under the Duty to Cooperate Lichfield District Council is committed to continued work with authorities within the GBHMA in seeking to address the identified shortfall in dwellings.

**Site NT1 (North of Tamworth 1): Land at Arkall Farm, Ashby Road****NT1: Land at Arkall Farm, Ashby Road**

Allocated through Policy NT1



Site area (Ha)	79.5
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Approximate dwelling yield	1000
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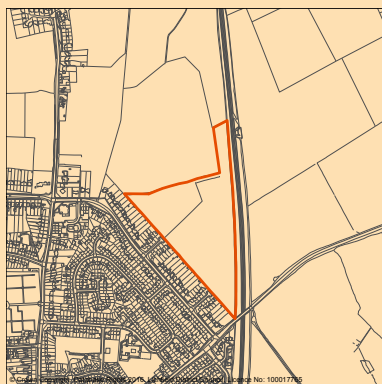
The site consists of a number of fields in agricultural use with the listed farm house located toward the centre of the site. The site is bounded by the West Coast Mainline to the west and the Ashby Road to the south. Beyond the Ashby Road (within Tamworth Borough) a scheme to deliver approximately 535 dwellings is allocated within the Tamworth Local Plan.

**Key development considerations:**

- Development should comply with Policy North of Tamworth within the Local Plan Strategy.
- Potential ecological impacts should be considered due to the greenfield nature of the site. Including potential for priority protected species/habitats.
- Any scheme should be designed to be sensitive to the Grade II listed farmhouse within the site. Historic landscape should also be considered through design of scheme.
- Scheme should be designed to take account of the edge of settlement location and manage the transition from urban to rural.
- Suitable access to the site should be achieved from Ashby Road.

**Site NT2 (North of Tamworth 2): Land north of Brown's Lane, Tamworth****NT2: Land north of Browns Lane, Tamworth**

Allocated through Policy NT1



Site area (Ha)	6.6
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Approximate dwelling yield	165
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The site was previously open agricultural land to the rear of residential development on the northern edge of Tamworth. The SHLAA 2016 notes that the site was under construction for the permitted 165 dwellings.

**Key development considerations: N/A**

## 12 East of Rugeley

### Introduction

**12.1** The Local Plan Strategy identified a Strategic Development Allocation to the East of Rugeley to accommodate approximately 1,125 dwellings (including 500 dwellings to meet the needs arising from Rugeley). A proportion of this strategic site has been completed as illustrated at table 4.1 which notes that 543 dwellings were delivered between 2008 and 2016. Following an announcement in early 2016 Rugeley Power Station ceased to generate power in July 2016. The site of the former power station straddles both Lichfield District and Cannock Chase District local authority boundaries. Lichfield District and Cannock Chase District Councils are committed to working together with other stakeholders with regards to the future of the former power station site.

### Policy R1: East of Rugeley Housing Land Allocations

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Within the East of Rugeley Housing Land Allocation, as identified in the inset map attached to policy R1, the Masterplan to be approved should identify a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.

Site reference	Site name	Approx. yield of homes delivered by 2029
R1	Former Rugeley Power Station	Minimum of 800
<b>Total</b>		<b>Minimum of 800</b>

### Explanation

**12.2** The Rugeley Power Station site (Site R1) is located directly adjacent to the East of Rugeley Strategic Development Allocation and represents an opportunity for a sustainable and well designed mixed use development which is integrated into the existing SDA. Evidence has suggested that a range of between 800 and 1600 homes could be delivered across the site of the former power station as part of a mixed use development within both Lichfield and Cannock Chase districts. For the purposes of the Local Plan Allocations document it is assumed that a minimum of 800 dwellings will be delivered on the site within the plan period which represents a cautious approach in terms of the assumed number of homes the site may deliver.

**12.3** The Strategic Development Allocation includes an area known as the Borrow Pit which was previously anticipated to deliver approximately 450 dwellings within the plan period. As is set out within the Rugeley Power Station Concept Statement (Appendix E) the Borrow Pit is to be retained as landscape/water feature within the wider allocated housing site. This means that site R1 leads to a net increase of 350 dwellings to the East of Rugeley.

**Site R1 (East of Rugeley 1): Former Rugeley Power Station****R1: Former Rugeley Power Station**

Site allocated through Policy R1



Site area (Ha)	69.0
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Approximate dwelling yield	Minimum of 800
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Former power station site which is located within both Lichfield and Cannock Chase Districts (Plan illustrates area within Lichfield District). Power station ceased generating power in 2016. Significant brownfield site located to the east of Rugeley.

**Key development considerations:**

- Development proposals should have consideration to the Rugeley Power Station Concept Statement (Appendix E) and guided by the Rugeley Power Station Development Brief Supplementary Planning Document.
- Potential ecological impacts should be considered including potential for priority protected species/habitats.
- Rugeley benefits from its location on both the West Coast Main Line and Chase Line. Steps should be taken to encourage journeys to be made by rail, for example providing bus links, and walking and cycling routes.

## 13 Key Rural Settlements

### Introduction

**13.1** The Local Plan Strategy identified a number of villages within the District which were to accommodate growth to assist in meeting the District's housing requirement. Core Policies 1 and 6 identify Fradley as being a key focus for both employment and residential development within the plan period. Alongside Fradley five other key rural settlements were identified to be the focus of new housing within the rural areas, these being Alrewas, Armitage with Handsacre, Fazeley, Mile Oak & Bonehill, Shenstone and Whittington. The following section details the policies and site allocations for these rural settlements.

### Fradley

#### Policy F1: Fradley Housing Land Allocations

Along with the Strategic Development Allocations identified within the Local Plan Strategy the following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
F1	Bridge Farm, Fradley	80
<b>Total (net)</b>		<b>80</b>

Changes to the village settlement boundary, as shown on the Policies Map, to accommodate the Fradley Strategic Development Allocation.

### Explanation

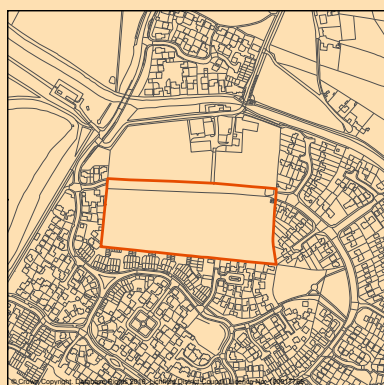
**13.2** Since 2008 there have been 34 (gross) residential completions within Fradley (to 31<sup>st</sup> March 2017). There is a further committed supply of eighty five dwellings within the village in addition to the Strategic Development Allocation for 1,250 dwellings. The Urban Capacity Assessment (UCA) notes that these committed developments Fradley has effectively met the requirements as set out within the Local Plan Strategy. Through the completions, committed supply of sites and allocations the UCA concludes that there are sufficient sites to meet the requirements of the Local Plan Strategy for Fradley and provide a level of flexibility for the settlement.

**13.3** The village settlement boundary for Fradley will be amended, as illustrated on the policies maps, to accommodate the residential allocations made through the Local Plan. With regards to the employment allocations made through Policy EMP1 the boundaries of the existing employment areas, as illustrated on the policies maps, will be amended to accommodate site F2.

**13.4** Site F2 has been identified to provide additional employment land to meet the requirements as set out within Core Policy 7. Policy EMP1: Employment Areas & Allocations provides the context to the allocation of this site.

**Site F1 (Fradley 1): Bridge Farm, Fradley****F1: Bridge Farm, Fradley**

Site allocated through Policy F1



Site area (Ha)	3.1
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Approximate dwelling yield	80
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Bridge Farm is located within the settlement boundary of Fradley to the south of the Coventry Canal which divides Fradley village and the new area of residential development known as Fradley South. It is largely open agricultural land bounded on three sides by residential development with Bridge Farm located to the north. The site benefits from a resolution to grant outline planning permission for up to 80 dwellings .

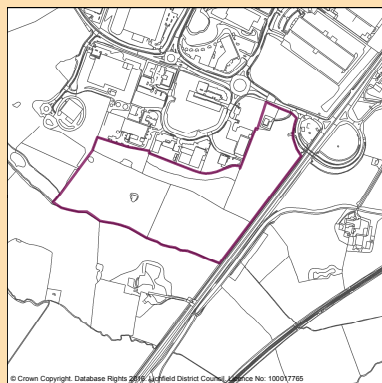
**Key development considerations:**

- Connectivity to the canal to the north of the site and adjacent residential areas.
- Access to site to utilise existing highway network.
- Amenity of adjacent residential areas taken account of in design or proposals.
- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal.
- Sustainable management of surface water run-off.
- Design and scale of development to be considered in the context of the sites location adjacent to the canal conservation area.

**Site F2 (Fradley 2): Land south of Fradley Park****F2: Land south of Fradley Park**

Site allocated through Policy EMP1

Site area (Ha)	18.2
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**F2: Land south of Fradley Park****Employment uses**

B1/B2/B8

The site is presently agricultural land which is located directly adjacent to the south of Fradley Park, the major industrial and employment area within the District. To the east the site is bounded by the A38 and to the south by mature vegetation. The site is well located in terms of its proximity to the facilities within the existing employment area and access to the strategic highway network. The northern part of the site was previously allocated for a hotel use to supplement the facilities located within the existing employment area. Such ancillary uses which enhance the employment area may be appropriate within the site.

**Key development considerations:**

- Site should be well integrated with adjacent uses within the Employment Area as illustrated on the Local Plan policies maps.
- A mixture of employment uses and uses related to and supporting the wider employment area will be supported.
- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Appropriate access to the site should be provided that considers the interaction with the adjacent A38 Hilliard's Cross junction and does not prevent future improvements being made to the junction (see Policy ST5).
- Design of the development should take account of the proposed route of HS2 which runs to the south of the site.
- Boundary treatment along the A38 should be considered in consultation with Highways England, to determine matters such as drainage, noise and fencing.

**Alrewas****Policy A1: Alrewas Housing Land Allocations**

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
A1	Former Park Road Printers, Park Road, Alrewas	6 (Net 4 - 2 completions in 2015/16)
A2	Land north of Dark Lane, Alrewas	121
A3	Land at Bagnall Lock, Kings Bromley Road, Alrewas	8
A4	The New Lodge, Kings Bromley Road, Alrewas	6
A5	Land east of A513/South of Bagnall Lock, Alrewas	6



Site reference	Site name	Approx. yield of homes delivered by 2029
Total (net)		145

Changes will be made to the village settlement boundary, as shown on the Policies Map, to accommodate the residential allocations (Sites A2, and A3).

### Explanation

**13.5** Policy Alr4: Alrewas Housing provides the strategic requirements for Alrewas to accommodate a range of between 90 and 180 dwellings, with the numbers and locations of which to be determined this Local Plan Allocations document. Within Alrewas there has been 46 (gross) dwellings completed between 2008 and 2017 with a further 146 (net) dwellings within the committed supply. The UCA concluded that there were insufficient sites within Alrewas to meet the requirements as set out within Policy Alr4 and that sites beyond the village boundary would need to be identified. As is illustrated by table 4.1 the allocations have been made for a further 145 dwellings in this plan (including those allocations already within the committed supply of sites) within and adjacent to Alrewas.

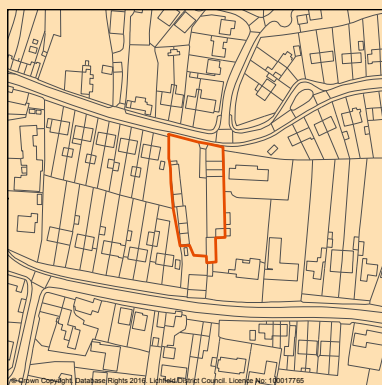
**13.6** The village settlement boundary for Alrewas will be amended, as illustrated on the policies maps, to accommodate the residential allocations made in the Local Plan.

**13.7** Site A6 has been identified as part of the committed supply of employment land which assists in meeting the requirements as set out within Core Policy 7. Policy EMP1: Employment Areas & Allocations provides the context to the allocation of this site.

### Site A1 (Alrewas 1): Former Park Road Printers, Park Road, Alrewas

#### A1: Former Park Road Printers, Park Road, Alrewas

Site allocated Policy A1



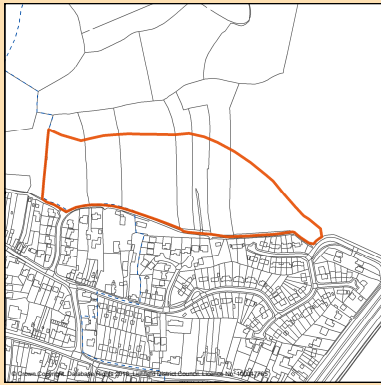
Site area (Ha)	0.2
Approximate dwelling yield	6 (4 net)

The site was formerly a printing works and represents an opportunity for a brownfield redevelopment within the village settlement boundary. Residential development surrounds the site on all sides. The SHLAA 2016 noted that the site has benefit of planning permission for 6 dwellings which had been implemented and was under construction with 2 completions recorded in 2015/16 which means net delivery of 4 dwellings within the remainder of the plan period.

**Key development considerations: N/A**

**Site A2 (Alrewas 2): Land north of Dark Lane, Alrewas****A2: Land north of Dark Lane, Alrewas**

Site allocated Policy A1

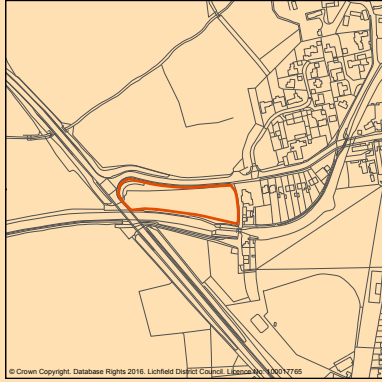
<b>A2 (Alrewas 2)</b>	Site area (Ha)	6.1
	Approximate dwelling yield	121
	<p>Located to the north of the settlement and adjacent to the Alrewas conservation area. The site is currently open agricultural land in agricultural use. The site abuts the existing residential areas of the village to the south with Dark Lane forming the southern boundary to the site. To the west is Essington House Farm and the Trent and Mersey Canal which joins the River Trent to the north of the site.</p>	

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets.
- The SFRA identifies that there are areas of high flood risk adjacent to/within the site, although a majority of the site is in Flood Zone 1. Consequently consideration and implementation of suitable measures to manage the potential impacts of flooding and to manage surface water run off.
- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal and location within the National Forest and Central Rivers Initiative areas.
- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area.
- Connectivity to village and the services within the settlement along with access to green infrastructure networks.
- Potential measures to mitigate the impacts of road noise from the A38 to the east of the site.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Site is within HSE consultation zone.
- Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.

**Site A3 (Alrewas 3): Land at Bagnall Lock, Kings Bromley Road, Alrewas****A3: Land at Bagnall Lock, Kings Bromley Road, Alrewas**

Site allocated Policy A3

**A3: Land at Bagnall Lock, Kings Bromley Road, Alrewas**

Site area (Ha)	0.6
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Approximate dwelling yield	8
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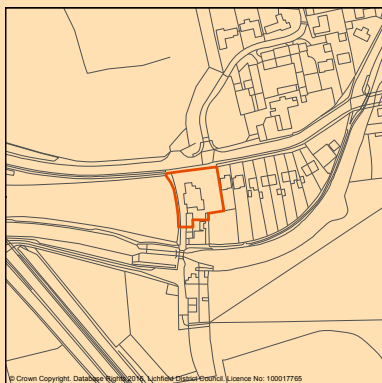
The site is located on the western edge of Alrewas, directly adjacent to the Trent and Mersey Canal and Bagnall Lock to the south. Kings Bromley Road and the A513 bound the site to the north and west respectively. The site is an open agricultural field and received planning permission for 8 dwellings in 2016.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets.
- Design of any scheme should consider the frontage onto the Trent and Mersey Canal and the sites location at the entrance to the village.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal and location within the National Forest and Central Rivers Initiative areas.
- Potential measures to mitigate the impacts of road noise from the A513 to the west of the site.
- Site is within HSE consultation zone.

**Site A4 (Alrewas 4): The New Lodge, Kings Bromley Road, Alrewas****A4: The New Lodge, Kings Bromley Road, Alrewas**

Site allocated Policy A1



Site area (Ha)	0.2
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Approximate dwelling yield	6
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The site is a former public house which has been used as a restaurant located on the western edge of the village. The site consists of the former public house building, hard standing car park and several outbuildings. The site received planning permission for 6 dwellings in 2015.

**Key development considerations:**

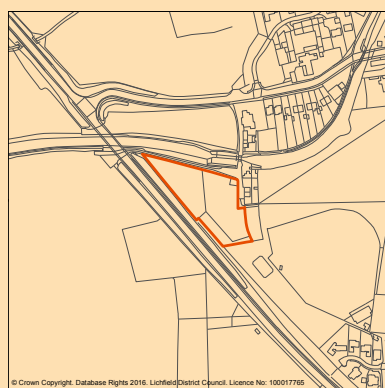
- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets.
- Any scheme should seek to preserve the former public house (which is locally listed) building as part of the design.

**A4: The New Lodge, Kings Bromley Road, Alrewas**

- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Design of any scheme should consider the sites location at the entrance to the village.
- Potential ecological impacts should be considered due to proximity to the canal and location within the National Forest and Central Rivers Initiative areas.
- Potential measures to mitigate the impacts of road noise from the A513 to the east of the site.

**Site A5 (Alrewas 5): Land east of A513/South of Bagnall Lock, Alrewas****A5: Land east of A513/South of Bagnall Lock, Alrewas**

Site allocated Policy A1



Site area (Ha) 0.6

Approximate dwelling yield 6

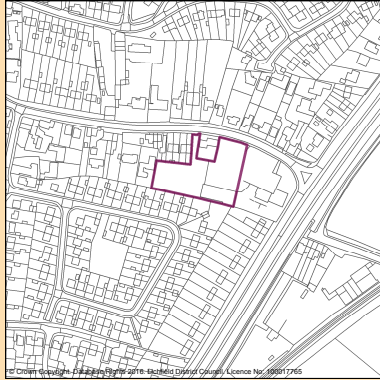
The site consists of a green field site located directly adjacent to the Trent and Mersey Canal south of Bagnall Lock. Mature trees and vegetation bound the remaining edges of the site. Beyond the site to the east is the village recreation ground.

**Key development considerations:**

- Site is within HSE consultation zone.
- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal and location within the National Forest and proximity to the Central Rivers Initiative areas.
- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets.
- Design of any scheme should consider the frontage onto the Trent and Mersey Canal and the sites location at the entrance to the village.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Suitable access to the site will need to be achieved via the existing bridge over the canal to the north.
- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal and location within the National Forest and Central Rivers Initiative areas.
- Potential measures to mitigate the impacts of road noise from the A513 to the west of the site.

**Site A6 (Alrewas 6): Land at Main Street, Alrewas****A6: Land at Main Street, Alrewas**

Site allocated Policy EMP1

**A6: Land at Main Street, Alrewas**

Site area (Ha)	0.4
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Employment uses	B1/B2/B8
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The site is located within Alrewas village close to the A38 which bounds the village to the east. The ELAA 2016 notes that the site had the benefit of planning permission for self storage units (use class B8) which had been implemented and was under construction.

**Key development considerations: N/A**

**Armitage with Handsacre****Policy AH1: Armitage with Handsacre Housing Land Allocations**

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
AH1	Land adjacent to Hayes Meadow School, Armitage with Handsacre	200 (Net 199)
<b>Total (net)</b>		<b>199</b>

Changes will be made to the village settlement boundary, as shown on the Policies Map, to accommodate the residential allocations (Site AH1).

**Explanation**

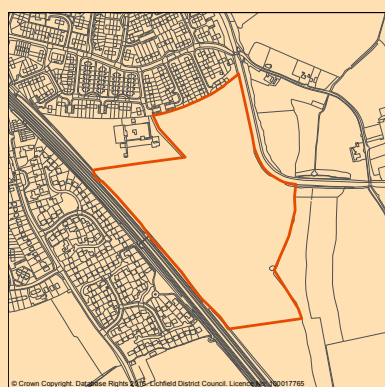
**13.8** Policy Arm4: Armitage with Handsacre Housing provides the strategic requirements for the village to accommodate a range of between 120 and 220 dwellings, with the numbers and locations of which to be determined in this Local Plan Allocations document. Since 2008 there have been 84 (gross) residential completions within Armitage with Handsacre (to 31<sup>st</sup> March 2017) with a further committed supply of 199 dwellings within and adjacent to the village. The Urban Capacity Assessment (UCA) notes that through these committed developments Armitage with Handsacre has effectively met the requirements as set out within the Local Plan Strategy. The completions, committed supply of sites and allocations the UCA concludes that there are sufficient sites to meet the requirements of the Local Plan Strategy for Armitage with Handsacre and provide a level of flexibility for the settlement.

**13.9** The village settlement boundary for Armitage with Handsacre will be amended, as illustrated on the policies maps, to accommodate the residential allocations made in the Local Plan.

**Site AH1 (Armitage with Handsacre 1): Land adjacent to Hayes Meadow School, Armitage with Handsacre**

**AH1: Land adjacent to Hayes Meadow School, Armitage with Handsacre**

Site allocated Policy AH1



Site area (Ha) 10.4

Approximate dwelling yield 200

The site is located to the east of Handsacre within the village settlement boundary as defined on the Local Plan Policies Maps and is bounded by the West Coast Mainline railway to the west and the Trent and Mersey Canal to the east. The site benefits from outline planning permission for up to 200 dwellings, the implementation of which will require the demolition of 1 dwelling to provide access to the site. The site will be accessed from the north via Tuppernurst Lane.

**Key development considerations:**

- Potential ecological impacts should be considered due to the greenfield nature of the site and its proximity to the canal.
- Design to take account of proximity to school and to provide additional parking/turning facilities for school.
- Suitable access should be achieved and taken from Tuppernurst Lane to the north.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Design and scale of development to be considered in the context of the sites location adjacent to the canal conservation area.

**Fazeley, Mile Oak & Bonehill**

**Policy FZ1: Fazeley, Mile Oak & Bonehill Housing Land Allocations**

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
FZ2	Tolsons Mill, Lichfield Street, Fazeley	100
FZ3	Land at 14 The Green, Bonehill	7
<b>Total (net)</b>		<b>107</b>



## Explanation

**13.10** Policy Faz4: Fazeley, Mile Oak & Bonehill Housing provides the strategic requirements for the village to accommodate a range of between 280 and 350 dwellings, with the numbers and locations of which to be determined this Local Plan Allocations document. Within Fazeley there has been 128 (gross) dwellings completed between 2008 and 2017 with a further 11 (net) dwellings within the committed supply. The UCA provided a thorough assessment of sites within the village settlement boundaries and identified sites for a further for 7 dwellings. Since the publication of the UCA planning permission for 100 dwellings at Tolsons Mill have expired, however the UCA concluded that the site should be considered as a potential allocation and the SHLAA 2017 assesses the site as deliverable following further information from the landowner. The UCA concluded that there were insufficient sites within the village to meet the requirements as set out within Policy Faz4 and that sites beyond the village boundary would need to be identified if Fazeley, Mile Oak and Bonehill were to meet this requirement. As is illustrated by Table 4.1 the allocations have been made for a further 107 dwellings in this plan (including those allocations already within the committed supply of sites) within Fazeley, Mile Oak & Bonehill.

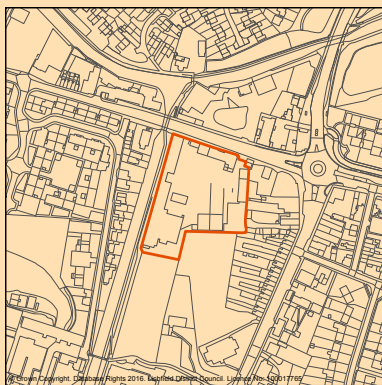
**13.11** A Strategic Green Belt Review, a more detailed second stage Green Belt review and supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Fazeley and assesses these in terms of the purposes of the Green Belt as identified within the NPPF and several local purposes of the Green Belt. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt.

**13.12** These allocations provide for approximately 107 dwellings (including a number of already committed sites) to ensure that the overall requirements as set out within the Local Plan Strategy are met.

### Site FZ2 (Fazeley, Mile Oak & Bonehill 2): Tolsons Mill, Lichfield Street, Fazeley

#### FZ2: Tolsons Mill, Lichfield Street, Fazeley

Site allocated Policy FZ1



Site area (Ha) 0.8

Approximate dwelling yield 100

Grade II listed former mill located at the centre of Fazeley. The site is bounded by the Birmingham and Fazeley Canal to the west and Lichfield Street to the north. The mill itself consists of a number of listed buildings and outbuildings including the five storey mill building which directly abuts the Canal.

#### Key development considerations:

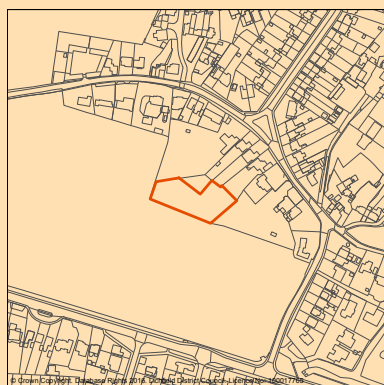
- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets, including the mill itself.
- Redevelopment of site should secure building which is vacant and listed as at risk.
- Design of any scheme should consider the frontage onto the Birmingham and Fazeley Canal.

**FZ2: Tolsons Mill, Lichfield Street, Fazeley**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Appropriate ecological assessments given identification of protected and priority species (bats) on site.

**Site FZ3 (Fazeley, Mile Oak & Bonehill 3): Land at 15 The Green, Bonehill****FZ3: Land at 15 The Green, Bonehill**

Site allocated Policy FZ1



Site area (Ha) 0.2

Approximate dwelling yield 7

Presently the site is part of the garden to the rear of properties fronting onto The Green and is located within the village settlement boundary at the southern edge of Bonehill.

**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location adjacent to the conservation area and proximity to heritage assets.
- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.
- Design should take account of conservation area and the character of the historic hamlet of Bonehill.

**Policy GT1: Gypsy & Traveller Site Allocations**

The following site as shown on the adopted local plan policies map, are allocated for Gypsy & Traveller pitch provision within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. number of pitches delivered by 2029
GT1	Land at Bonehill Road, Mile Oak	1
<b>Total</b>		<b>1</b>



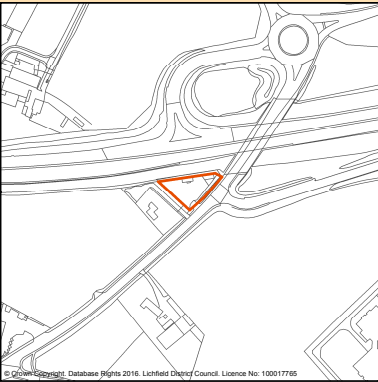
## Explanation

**13.13** Local Plan Strategy Policy H3: Gypsies, Travellers and Travelling Show people sets the pitch requirement, location and design criteria for the allocation of Gypsy and Traveller sites. Given that no Gypsy and Traveller sites have been submitted via the call for sites process since it opened in 2012, a proactive approach was taken in order to identify potential locations. The process of identifying and assessing potential sites was carried out against a methodology based on the Policy H3 criteria as well as current national guidance. This process resulted in Site GT1 being identified for allocation.

### Site GT1 (Gypsy & Traveller 1): Land at Bonehill Road, Mile Oak

#### GT1: Land at Bonehill Road, Mile Oak

Site allocated Policy GT1

	Site area (Ha)	0.10
	Number of pitches to be allocated	1
	Site Location	
	Existing Gypsy and Traveller Site currently with planning permission for 1 pitch (in use). The site has all necessary utilities and has capacity for one additional pitch thereby making it a 2 pitch site. Location complies with Local Plan Strategy Policy H3 by virtue of its proximity to Key Rural Settlement and the A5. Site is within the ownership of a Gypsy and Traveller family and is considered deliverable within 5 years.	

#### Key development considerations:

- This allocation consolidates red line boundary of existing site so layout of new pitch will need to take account of existing caravans, buildings and access requirements.
- Additional pitch will be subject to the requirements of H3. Positioning/ layout of caravans and amenity block will need to consider/mitigate impacts on neighbouring residential property.
- Incorporation of SuDS and measures to control surface water run-off.

## Shenstone

### Policy S1: Shenstone Housing Land Allocations

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
S1	Land at Lynn Lane, Shenstone	50
<b>Total (net)</b>		<b>50</b>

### Explanation

**13.14** Policy Shen4: Shenstone Housing provides the strategic requirements for the village to accommodate a range of between 50 and 150 dwellings, with the numbers and locations of which to be determined this Local Plan Allocations document. Within Shenstone there has been 48 (gross) dwellings completed between 2008 and 2017 with a further 1 (net) dwelling within the committed supply. The Shenstone Neighbourhood Plan was 'made' on 13<sup>th</sup> December 2016 and allocated land for approximately 50 dwellings through Policy HA1. This allocation is included within this document as site S1. The UCA concluded that there were insufficient sites within the village to meet the requirements as set out within Policy Shen4 and that sites beyond the village boundary would need to be identified if Shenstone were to meet this requirement.

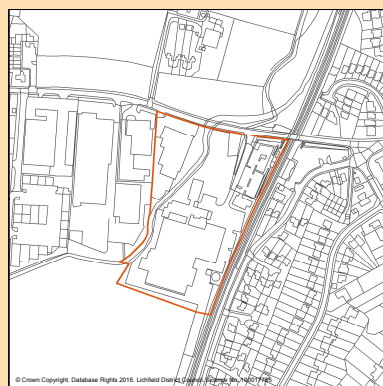
**13.15** A Strategic Green Belt Review, a more detailed second stage Green Belt review and supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Shenstone and assesses these in terms of the purposes of the Green Belt as identified within the NPPF and several local purposes of the Green Belt. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt.

**13.16** As is illustrated by Table 4.1 sufficient allocations have been identified to meet the housing requirements for Shenstone.

### Site S1 (Shenstone 1): Land at Lynn Lane, Shenstone

#### S1: Land at Lynn Lane, Shenstone

Site allocated Policy S1



Site area (Ha) 2.1

Approximate dwelling yield 50

Site is allocated for a mixed-use residential development within the Shenstone Neighbourhood Plan (Made 13 December 2016) to provide approximately 50 dwellings and 1000m<sup>2</sup> of office/light industrial floor space (Class B1). Currently the site is industrial in character with several employment buildings being located across the site with a majority of the remaining areas of the site being hard standing and car parking. The Shenstone Neighbourhood Plan also notes that it is anticipated that the redevelopment of the site will provide step free access to the adjacent train station and suitable areas of green space within the development.

#### Key development considerations:

- See Shenstone Neighbourhood Plan, specifically Policy HA1 (Land at Shenstone Business Park and Birchbrook Industrial Estate, Lynn Lane) and accompanying text and development principles.

**S1: Land at Lynn Lane, Shenstone**

- Potential ecological impacts should be considered. For example site has potential to support protected priority species.
- Site is located within source protection zones 1 and 2. Development should have regard to Core Policy 3.

**Whittington****Policy W1: Whittington Housing Land Allocations**

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Site reference	Site name	Approx. yield of homes delivered by 2029
W2	Former Whittington Youth Centre, Main Street, Whittington	8
W3	Land at Chapel Lane & Blacksmith Lane, Whittington	10
<b>Total (net)</b>		<b>18</b>

**Explanation**

**13.17** Policy Whit4: Whittington Housing provides the strategic requirements for the village to accommodate a range of between 35 and 110 dwellings, with the numbers and locations of which to be determined this Local Plan Allocations document. Within Whittington there has been 19 (gross) dwellings completed between 2008 and 2017 with a further 1 (net) dwelling within the committed supply. The UCA provided a thorough assessment of sites within the village settlement boundaries and identified sites for a further for 18 dwellings. Following this assessment it was concluded that there were insufficient sites within the village to meet the requirements as set out within Policy Whit4 and that sites beyond the village boundary would need to be identified were Whittington to meet the higher end of its housing requirement range. As illustrated by Table 4.1 the allocations have been made for a further 18 dwellings this plan (including those allocations already within the committed supply of sites) within Whittington.

**13.18** Core Policy 1 and Policy Whit 4 acknowledge that there may be recourse to consider the Green Belt boundary around Whittington to accommodate planned growth with the precise boundaries of these changes to be defined the Local Plan Allocations document. A Strategic Green Belt Review, a more detailed second stage Green Belt review and a supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Whittington and assesses these in terms of the purposes of the Green Belt as identified within the NPPF and

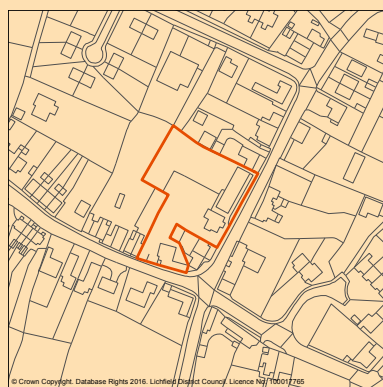
several local purposes of the Green Belt. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt.

**13.19** As is illustrated by Table 4.1 sufficient allocations have been identified to meet the housing requirements for Whittington.

#### Site W2 (Whittington 2): Former Whittington Youth Centre, Main Street, Whittington

##### W2: Former Whittington Youth Centre, Main Street, Whittington

Site allocated Policy W1



Site area (Ha)	0.3
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Approximate dwelling yield	8
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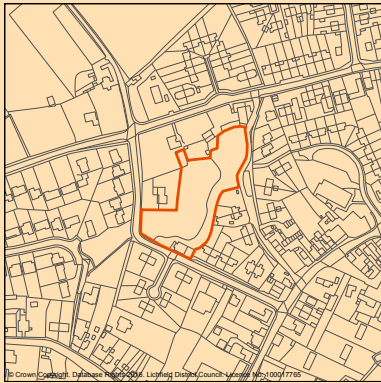
Located at the centre of the village this brownfield site was formally the Whittington Youth Centre. The has a prominent position on the cross roads of Church Street and Main Street and is located within the Conservation Area. Within the site boundary is a Grade II listed building, part of the former village school which was previously located on the site. The Whittington War Memorial is located on the southern edge of the site.

##### Key development considerations:

- Design of scheme will need to-consider protect the listed building within the site boundary and adjacent residential properties, particularly those located to the south east of the site on the cross roads.
- Design and scale of development to be considered in the context of the site's location within the conservation area.
- Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area. Suitable access will need to be achieved from either Church Street or Main Street.
- Connectivity to village and the services within the settlement along with access to green infrastructure networks.
- Potential ecological impacts should be considered including potential for protected and priority species.

**Site W3 (Whittington 3): Land at Chapel Lane & Blacksmith Lane, Whittington****W3: Land at Chapel Lane & Blacksmith Lane, Whittington**

Site allocated Policy W1



Site area (Ha) 0.6

Approximate dwelling yield 10

The site is located in the centre of the village within the Conservation Area. The site is bounded by mature trees and vegetation and residential development. Most recently the site has been used for the siting of storage containers. Within the site to the south is a disused former chapel.

**Key development considerations:**

- Potential ecological impacts should be considered due to the greenfield nature of the site, including potential for protected and priority species. Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.
- Design and scale of development to be considered in the context of the site's location within the conservation area.
- Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area. Suitable access to be provided off Chapel Lane or Blacksmith Lane.
- Connectivity to village and the services within the settlement along with access to green infrastructure networks.
- Opportunities to make use of the chapel building within a proposed development should be considered.

## 14 Other Rural

### Introduction

**14.1** The spatial strategy for the remaining rural areas within Lichfield District is set out within Core Policies 1 and 6 and Policies Rural 1 and Rural 2 within the Local Plan Strategy. Policy Rural 1 details that the rural areas (not including the key rural settlements) are anticipated to deliver around 5% of the districts housing requirement.

#### Policy OR1: 'Other Rural' Housing Land Allocations

The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address.

Within the Watery Lane Housing Land Allocation, as identified in the inset map attached to policy OR7, the approved Masterplan identifies a range of land uses, open spaces and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the approved Masterplan, including the key development considerations.

Site reference	Site name	Approx. yeild of homes delivered by 2029
HR1	Land at Uttoxeter Road, Hill Ridware	51
HR2	Land at School Lane, Hill Ridware	33
H1	Fish Pits Farm, Harlaston	24
OR1	Packington Hall, Tamworth Road	24
OR2	Lamb Farm, London Road, Canwell	7
OR3	Footherley Hall, Footherley Lane	26
OR4	Derry Farm, Birmingham Road	6
OR5	Station Works, Colton Road	14
OR7	Land at Watery Lane	750
OR8	Levett Road, Lichfield	22 (net 12)
<b>Total (net)</b>		<b>947</b>

Changes will be made to the village settlement boundaries for Hill Ridware, Harlaston and Kings Bromley, as shown on the Policies Map, to accommodate the residential allocations (Sites HR1, HR2 and H1) and completed development at Kings Bromley.

## Explanation

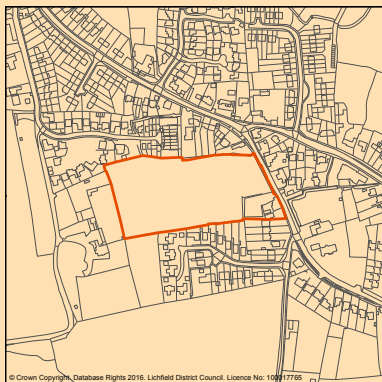
**14.2** The Urban Capacity Assessment (UCA) concluded that through the completions within the other rural areas since the start of the plan period and committed supply there are sufficient sites to meet the requirements of the Local Plan Strategy. Where those sites are capable of delivering five or more dwellings the UCA recommended that this be considered for allocation through this plan to secure the long term allocation of the land for residential development. Where the sites are adjacent to a village settlement boundary the UCA recommended that such boundaries be considered to accommodate the allocations.

**14.3** The village settlement boundaries for Hill Ridware and Kings Bromley will be amended, as illustrated on the policies maps, to accommodate the residential allocations made through Policy OR1.

### Site HR1 (Hill Ridware 1): Land at Uttoxeter Road, Hill Ridware

#### HR1: Land at Uttoxeter Road, Hill Ridware

Site allocated through Policy OR1



Site area (Ha)	2.1
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Approximate dwelling yield	51
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Located to the west of the village the site is currently in agricultural use and is surrounded on three sides by residential development. Within the site boundary is the former Royal Oak Public House which fronts onto Uttoxeter Road.

#### Key development considerations:

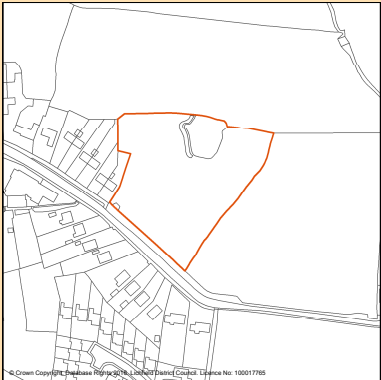
- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Design and scale of development to be considered in the context of the site's location within proximity to heritage assets.
- Tree preservation orders adjacent to the site boundary will need to be considered and accommodated within the design of any proposals.
- Connectivity to village and the services within the settlement along with access to green infrastructure networks.
- Suitable access to be provided off Uttoxeter Road.

### Site HR2 (Hill Ridware 2): Land at School Lane, Hill Ridware

#### HR2: Land at School Lane, Hill Ridware

Site allocated through Policy OR1

**HR2: Land at School Lane, Hill Ridware**

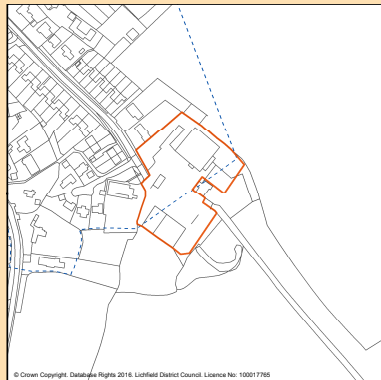
<b>HR2 (Hill Ridware 2)</b> 	Site area (Ha)	1.1
	Approximate dwelling yield	33
	<p>The site is currently an agricultural field located to the east of the village and is bounded by residential development on two sides. Within the site is an area of protected trees.</p>	

**Key development considerations:**

- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Tree preservation orders within and adjacent to the site boundary will need to be considered and accommodated within the design of any proposals.
- Connectivity to village and the services within the settlement along with access to green infrastructure networks.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.

**Site HR1 (Hill Ridware 1): Land at Uttoxeter Road, Hill Ridware****H1: Fish Pits Farm, Harlaston**

Site allocated through Policy OR1

<b>H1 (Harlaston 1)</b> 	Site area (Ha)	1.88
	Approximate dwelling yield	24
	<p>The site is located to the south of the built area of the village and consists of a number of large agricultural buildings and a listed farm house.</p>	

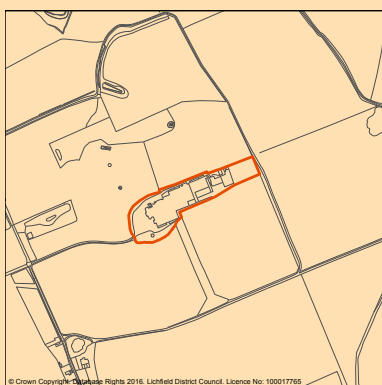
**Key development considerations:**

- Design and scale of development to be considered in the context of the site's location within the conservation area and listed building within the site boundary.
- Tree preservation orders within and adjacent to the site boundary will need to be considered and accommodated within the design of any proposals.
- Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.



**Site OR1 (Other Rural 1): Packington Hall, Tamworth Road****OR1: Packington Hall, Tamworth Road**

Site allocated through Policy OR1



Site area (Ha)	2.3
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Approximate dwelling yield	24
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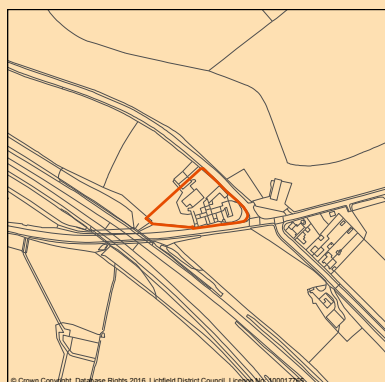
The site is currently a disused factory attached to the Grade II listed Packington Hall building. The site is located within the open countryside between Lichfield and Tamworth.

**Key development considerations:**

- Design of scheme should ensure listed building is protected and enhance the setting within Packington Hall landscape park.
- Potential ecological impacts should be considered as site has potential to supported protected and priority species.
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Scheme should be designed to take account of its location within the Green Belt and should seek to preserve 'openness'.

**Site OR2 (Other Rural 2): Lamb Farm, London Road, Canwell****OR2: Lamb Farm, London Road, Canwell**

Site allocated through Policy OR1



Site area (Ha)	0.4
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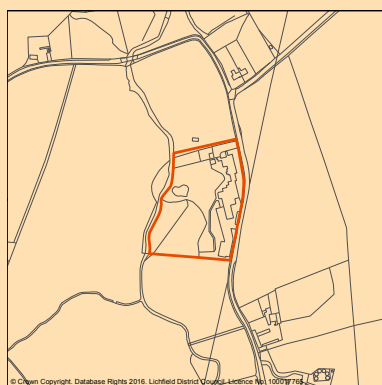
Approximate dwelling yield	7
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The site consists of a range of agricultural buildings and is located within the open countryside. The SHLAA 2016 notes that the site was under construction.

**Key development considerations: N/A**

**Site OR3 (Other Rural 3): Fotherley Hall, Fotherley Lane****OR3: Fotherley Hall, Fotherley Lane**

Site allocated through Policy OR1



Site area (Ha)	1.6
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Approximate dwelling yield	26
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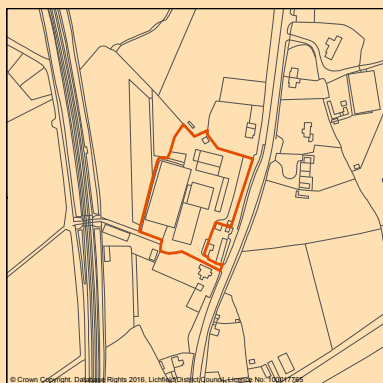
The site currently provides residential care for people suffering with dementia. Planning permission was granted in 2015 for the construction of 26 apartments. The site is located within the open countryside to the south of Shenstone.

**Key development considerations:**

- The SFRA identifies that there are areas of high flood risk within the site, although a majority of the site is in Flood Zone 1. Consequently consideration and implementation of suitable measures to manage the potential impacts of flooding and to manage surface water runoff.
- Potential ecological impacts should be considered due to the greenfield nature of the site including potential for protected and priority species.
- Scheme should be designed to take account of its location within the Green Belt and should seek to preserve 'openness'.
- Design of scheme should have regard to historic landscape setting.
- Potential for significant archaeological potential on site, as such appropriate assessments and mitigation will be required.

**Site OR4 (Other Rural 4): Derry Farm, Birmingham Road****OR4: Derry Farm, Birmingham Road**

Site allocated through Policy OR1



Site area (Ha)	0.9
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Approximate dwelling yield	6
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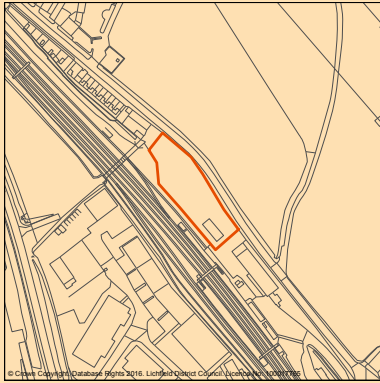
The site consists of a number of agricultural buildings and paddocks and is located directly adjacent to the Birmingham Road within the open countryside to the south of Shenstone.

**OR4: Derry Farm, Birmingham Road****Key development considerations:**

- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Scheme should be designed to take account of its location within the Green Belt and should seek to preserve 'openness'.
- Design and scale of development to be considered in the context of the sites location in proximity to heritage assets including listed buildings and features.

**Site OR5 (Other Rural 5): Station Works, Colton Road****OR5: Station Works Colton Road**

Site allocated through Policy OR1



Site area (Ha)	0.4
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Approximate dwelling yield	14
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Site is currently a warehouse with uses associated to the adjacent railway line.

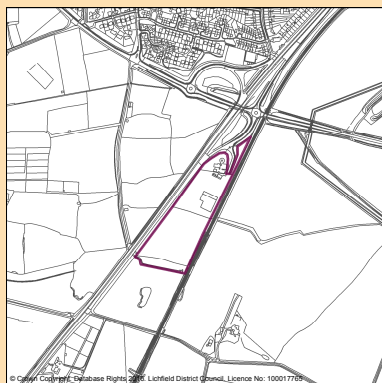
**Key development considerations:**

- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Potential ecological impacts should be considered including potential for protected and priority species.
- Measures to mitigate potential noise from adjacent railway line.

**Site OR6 (Other Rural 6): Land east of A38****OR6: Land East of A38**

Site allocated through Policy EMP1

Site area (Ha)	5.1
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**OR6: Land East of A38**

Employment uses

B1/B2/B8

The site is located to the east of the A38 near to Alrewas and is an existing industrial premises. Planning permission was granted in 2016 to allow for the extension of the site for storage and distribution (B8).

**Key development considerations:**

- Site is within HSE consultation zone.

**Site OR7 (Other Rural 7): Land at Watery Lane****OR7: Land at Watery Lane**

Site allocated through Policy OR1

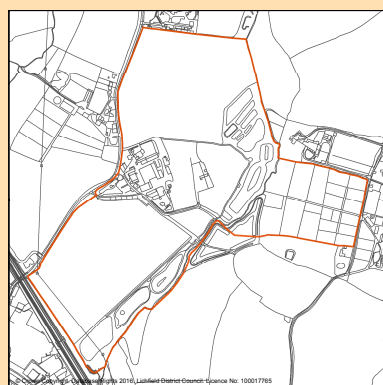
**OR7 (Other Rural 7)**

Site area (Ha)

49.7

Approximate dwelling yield

750




The site consists of a large number of agricultural fields surrounding the existing Curborough Craft Centre. The site is bounded to the south by the West Coast Mainline which separates the site from the urban area of Lichfield. To the north west is a sewage treatment site.

**Key development considerations:**

- Potential ecological impacts should be considered due to greenfield nature of the site.
- Scheme should be designed to take account of its location and proximity to the Cathedral City of Lichfield.
- Landscape character should be considered and addressed sensitively.
- Access to site to minimise the impact of traffic upon the existing road network.
- Flood risk will need to be assessed.

**Site OR8 (Other Rural 8): Levett Road, Lichfield****OR1: Levett Road, Lichfield**

Site allocated through Policy OR1

<p><b>OR8 (other Rural 8)</b></p> 	<p>Site area (Ha)</p>	<p>0.7</p>
	<p>Approximate dwelling yield</p>	<p>22 (Net 12)</p>
	<p>The site consists of 12 'Airey' Houses and associated open space, garages and infrastructure.</p>	

**Key development considerations:**

- Scheme should be designed to take account of its location within the Green Belt and should seek to preserve 'openness'.
- Landscape character should be considered and addressed sensitively.

## Appendix A Schedule of Deleted Policies

Table A.1

Policy No.	Policy	Status of policy
E2	Forest of Mercia	Deleted
C2	Character of Conservation Areas	Replaced by Policy BE2
C7	Buildings out of Scale or Character	Deleted
C9	Protected Open Spaces	Deleted
Emp.2	Existing Industrial Areas	Replaced by Policy EMP1
Emp.5	Major Developed Sites in the Green Belt	Deleted
Emp.11	Wyrley & Essington Canal	Replaced by Policy IP2
T6	Rail Transport	Deleted
S2	Neighbourhood Shopping Centres	Deleted
L7A	Buffer Depot, Streethay	Replaced by Policy LC1
L9	Extension to Boley Park Industrial Estate	Replaced by Policy EMP1
L10	Britannia Way	Replaced by Policy EMP1
L12	Office Development - Sandford Street	Deleted
L13	City Centre Redevelopment	Replaced by Policy LC2
L15	Primary Retail Area	Replaced by Policy Lichfield 3
L16	Secondary Retail Areas	Replaced by Policy Lichfield 3
L17	Bird Street	Deleted
L18	Dam Street	Deleted
L19	Business Areas	Deleted
L21	New Roads	Deleted
L22	Road Line Safeguarding	Replaced by Policy ST3
L23	Road & Junction Improvements	Replaced by Policy ST4
L24	Traffic Management	Deleted
L26	Rear Servicing	Replaced by Policy E2
L27	Pedestrian Access to the City Centre	Deleted
L31	Lichfield Rail Stations	Deleted
L35	Recreation Zones	Deleted
L36	Recreation Zones	Deleted
L37	Lichfield Linear Park	Deleted
L42	Environmental & Housing Improvement	Deleted

Policy No.	Policy	Status of policy
L46	Shopfronts	Replaced by Policy E3
L47	Cathedral Close	Deleted
L49	Framework Open Space	Deleted
L50	Landscape Improvements in Framework Open Space	Deleted
B1	Existing Residential Areas	Deleted
B5	New Shopping Development	Deleted
B6	Indoor Leisure	Deleted
B9	Redevelopment & Town Square	Deleted
B13	Redevelopment & Expansion of Neighbourhood Centres	Deleted
B15	Road & Junction Improvements	Deleted
B21	Chasetown Industrial Estate	Replaced by Policy EMP1
B22	Recreation Zones	Deleted
B24	Chasewater Area & Country Park	Deleted
NA1	Cannock Chase - Area of Outstanding Natural Beauty	Replaced by Policy NR10
NA12	Lea Hall Colliery	Deleted
NA13	Rugeley Power Station	Deleted
NA20	Public Open Space, Longdon	Deleted
EA1	Fradley Airfield Industrial Proposals	Replaced by Policy EMP1, ST5
EA13	Hotel at Fradley	Replaced by Policy EMP1
EA14	The Tame & Trent Valley	Deleted
EA16	The National Forest	Replaced by Policy NR11
SA3	Laural House, Lichfield Road, Fazeley	Deleted
SA6	Little Aston Park	Deleted
SA7	Canal Facilities at Fazeley	Deleted

## Appendix B Changes to Local Plan Strategy

Table B.1

Paragraph, Policy, Table in Local Plan Allocations	Item changed within Local Plan Strategy	Description of Change
Table 4.1 Housing Distribution & Delivery	Table 8.1 Housing Distribution & Delivery (excluding windfall allowance) and Table 4.1 Proposed Settlement Hierarchy (Residential column)	Replacement Housing Distribution & Delivery table to update the figures included within the Local Plan Strategy to include latest data on dwelling completions and sites allocated through the Local Plan Allocations document. Table 4.1 within the Local Plan Allocations also updates the residential column of table 4.1 within the Local plan Strategy to update the percentages of residential development for each section of the settlement hierarchy.
Table 5.1	Table 4.1 Proposed Settlement Hierarchy (Employment and Centres columns)	Replaces and updates the Employment and Centres columns within Local Plan Strategy Table 4.1 to be consistent with replacement policies Lichfield 3 and Burntwood 3 along with Local Plan Allocation policies.
Policy Lichfield 3: Lichfield Economy	Policy Lichfield 3: Lichfield Economy	Replacement of Policy Lichfield 3 within the Local Plan Strategy with Policy Lichfield 3 as written within this Local Plan Allocations document.
Policy Burntwood 3: Burntwood Economy	Policy Burntwood 3: Burntwood Economy	Replacement of Policy Burntwood 3 within the Local Plan Strategy with Policy Burntwood 3 as written within this Local Plan Allocations document.
Appendix D Housing Trajectory	Appendix B Housing Trajectory	Replacement housing trajectory which updates the trajectory previously included within the Local Plan Strategy.

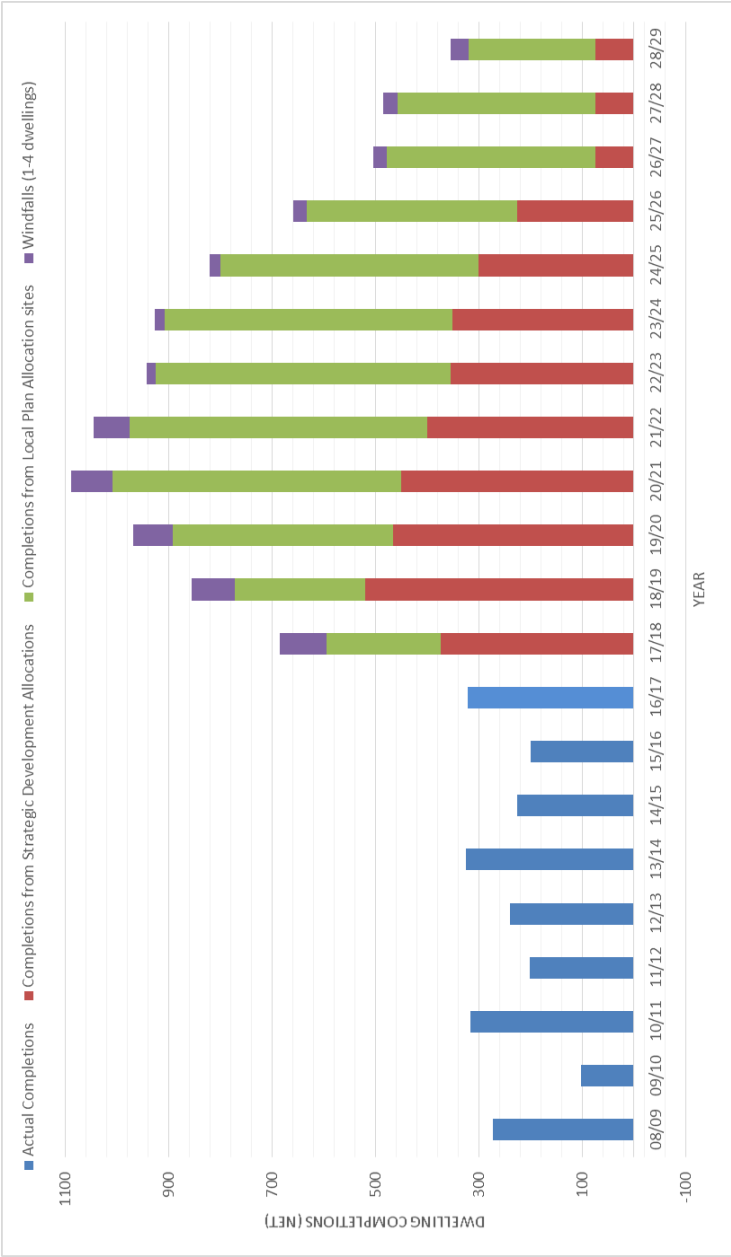


## Appendix C Implementation & Monitoring

**C.1** Appendix A of the Local Plan Strategy sets out the detailed monitoring framework for the Lichfield District Local Plan.

Appendix D Housing Trajectory

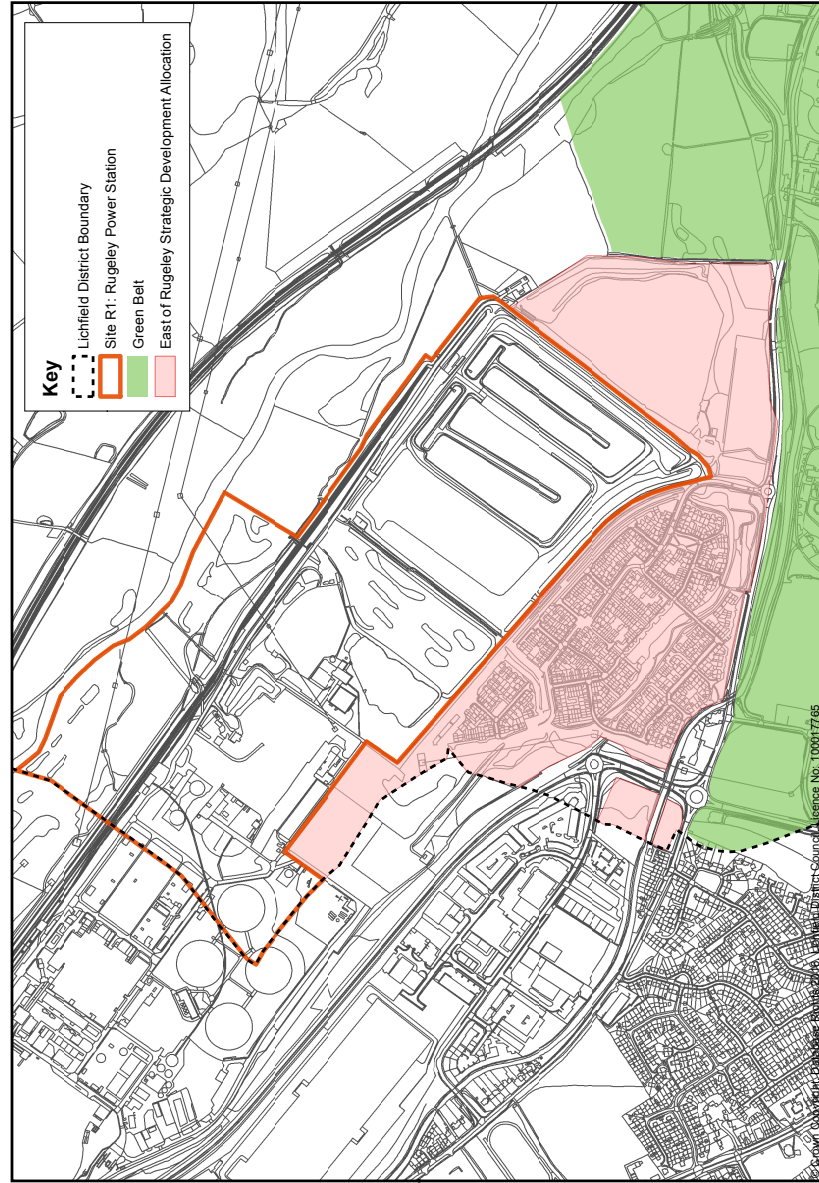
Appendix D Housing Trajectory



## Appendix E Rugeley Power Station Concept Statement

**E.1** Policy R1: East of Rugeley Housing Land Allocations allocates the Former Rugeley Power Station as a site for a sustainable well designed mixed use development to provide approximately a minimum of 800 dwellings, appropriate associated facilities and transport, social and physical infrastructure. The site is part of a much wider large scale site which straddles both Lichfield District and Cannock Chase District local planning authority boundaries. Only the extent of the site within Lichfield District is shown on Map E.1.

Map E.1 Site R1: Rugeley Power Station Allocation



### Concept Rationale

**E.2** Development to the Former Rugeley Power Station site to the east of Rugeley will create a logical extension to the East of Rugeley SDA and support the redevelopment of a significant brownfield site. It will provide physical and social integration of new development with the adjacent committed/developed residential scheme (Former Rugeley A) and the existing settlement of Rugeley, particularly with regard to creating linkages with services and facilities in Rugeley, Brereton and Armitage with Handscare. Sustainable development principles should ensure the development makes the best use of land and has regard to the character of the surrounding area, the topography of the site, the flood zone and ecological interests. The design strategy should include:

1. The precise scale of new development to be determined through a balanced view of the physical capacity of the site, including the topography, existing site constraints and assets, ecological interests, the number of dwellings required to support local services, the desired character of the development and a requirement to provide a mix of dwelling types and sizes, including affordable housing.
2. Development to have regard to the semi-rural setting, which requires a design response to ensure the development is integrated into the landscape, taking account of natural features including topography and existing vegetation and provision of appropriate new landscaping.
3. Sustainable transport principles, with the promotion of walking and cycling links to the existing settlement and provision/links to public transport facilities.

### Rugeley Power Station Concept Statement

**E.3** This Concept Statement provides further details in support of Policy R1 of the Local Plan Allocations and should be used to guide any future masterplan, SPD and development proposals for the Rugeley Power Station site.

#### Strategic Objectives for the site:

1. To integrate the development of a minimum of 800 homes and associated facilities within a landscape setting<sup>(vii)</sup>.
2. To ensure the protection and enhancement of ecological interests including the management and future maintenance of landscape and important recreation features.
3. To provide strong walking and cycling links through the development and between the new and existing residential developments, building on existing linkages and enhancing the sustainable transport options available within the East of Rugeley area.
4. To ensure a good degree of physical and social integration with the existing settlement.

**E.4** It is intended that a development/planning brief, adopted as a Supplementary Planning Document (SPD) for the whole Former Rugeley Power Station site will be produced in collaboration between Lichfield District Council and Cannock Chase District Council, with support from other partners. The principles of which should be followed within any future masterplan for the site. The brief and masterplan will demonstrate adherence to current best practise in urban design and specify what further, detailed design guidance (e.g. design codes etc) will be provided.

#### The design strategy should include:

1. The extent to which the built form responds to the topography of the site and mature landscape features.
2. A landscape framework and planting strategy should be produced as a driver for the proposed layout, that integrates the development within the landscape and shows how the new urban

vii The total quantum and mixture of uses across the wider site will need to be verified by further work. Information to date identifies that a minimum of 800 dwellings is achievable.

edge will be formed and managed. This must demonstrate both how a net gain to biodiversity will be achieved via the creation of new areas of habitat in-line with the Lichfield District Habitat Opportunity Map; and that existing mature trees and hedgerows will be retained, incorporated, extended and enhanced as part of the proposed organisation of built form. Maintained and improved landscape features should be integrated with the provision of sustainable drainage systems (SuDS).

3. Natural assets within the site should be retained. This should ideally include the retention of existing sports facilities to the centre of the site (excluding the respective buildings), the Borrow Pit as a landscape/water feature and the mature tree belt along the Rugeley Bypass.
4. A strategy for new planting should demonstrate integration throughout the new development, clearly explaining how the countryside can be drawn into the proposed development through the integration of multi-functional green spaces. These combined with street trees, courtyard and garden planting should provide a verdant extension to the East of Rugeley. The strategy must demonstrate how an urban extension can be produced that will be visually distinctive, but also robust in terms of climate change, encouraging alternative modes of movement and creating opportunities for bringing wildlife into the town.
5. An account of views out of and across the site, which should be used to generate the planned layout.
6. A continuous network of pedestrian, cycle and vehicular route ways should be provided that connects into and integrates with the existing development (including the East of Rugeley SDA) and facilities, particularly Rugeley Town Centre, and surrounding movement networks, including Public Rights of Way. There should be a legible street hierarchy, where streets are designed as 'linear places' rather than movement corridors.
7. A minimum of two main points of vehicular access should ideally be sought. Integration with and use of existing points of access, including those already consented for the Rugeley A site should be given priority where possible.
8. Good access to public transport, and provision for a high level of amenity, information and safety for passengers. Rugeley benefits from its location on both the West Coast Main Line and Chase Line. Steps should be taken to encourage journeys to be made by rail, for example providing bus links, and walking and cycling routes.
9. Vehicle parking as an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas should make provision for generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
10. Measures to demonstrate how the amenities of existing residents living on the boundaries of this site will be respected and protected, with any proposed layout justified on this basis.
11. A proposed built form that supports the strategic objectives for the development of this site, but also creates a locally distinctive development.
12. How the scheme proposes to provide new homes and buildings of a high quality, inspired by the character and existing architectural design of this part of Rugeley. Regard must be given to the Districts' Sustainable Design SPD.
13. The provision of sustainable drainage systems and flood mitigation measures, having regard to existing water features throughout the site and the Flood Zone to the north of the railway line.
14. Opportunities for public art should be integrated within the design of the development where possible, having regard to the historic use of the site as a power station.
15. The existing allotment provision on the site should be retained and opportunities for further provision to meet local demand where identified.
16. Regard will need to be given to impact on the Cannock Chase Special Area of Conservation and any mitigation that may be required under the Habitat Regulations.

### Infrastructure

**E.5** Developers' will be expected to enter into a legal agreement to ensure the provision of necessary infrastructure and facilities detailed in order to make the development acceptable.

#### In summary the following is required:

- A range of housing in accordance with Development Management Policies H1 and H2 and having regard to needs arising with Rugeley;
- Neighbourhood facilities including a community hub to incorporate a community/sports building and small scale convenience retail provision;
- Provision of a new primary school to be accommodated within the scheme at an accessible location.
- Provision for open space, sport and recreation facilities in line with Development Management Policies HSC1 and HSC2 and incorporating playing pitches, amenity green space, equipped play, allotments, and the retention/protection of any existing sports and recreation facilities that are not justified to be surplus to requirements;
- Landscaping and Green Infrastructure provision to include the creation of areas of appropriate and sustainable habitats sufficient to achieve a measurable net-gain to biodiversity in line with the requirements of Policy NR3 and the Biodiversity and Development SPD. This must include the retention of quality hedgerows and significant trees, and their incorporation into the landscape, and the allowance for significant tree canopy cover in line with Development Management Policies NR4 and NR6 and the Trees, Landscaping and Development SPD 2016;
- A clear strategy for delivering links to Rugeley Town Centre, and Armitage with Handsacre, showing how these will be incorporated into an integrated open space and green infrastructure network, including links to the canal and existing green spaces;
- Protection of local areas and habitats of biological interest;
- The provision of public transport to serve the site: all development should be within 350m of a bus stop and should promote of smarter travel choices;
- The provision of pedestrian and cycling routes throughout the site, linking to the green infrastructure network and existing settlements, services and facilities beyond the site boundaries including safe crossing points;
- Provision of a minimum of two main points of vehicular access should ideally be sought;
- The provision and maintenance of sustainable drainage systems and flood mitigation measures, integrating the retention of existing water courses where possible and having regard to the existing Flood Zone to the north of the railway line;
- Measures to address water supply and waste water treatment, relocation and provision of utilities infrastructure;
- Mitigate impact upon protected and priority species; and
- The incorporation of public art.

### Densities

**E.6** Variation of densities across the site should occur with lower densities towards the southern and eastern edges in order that that the built edge can be assimilated into the countryside and associated views there to/from.

**Management & Community Engagement**

**E.7** The masterplan for the site should be accompanied by a framework for the management and maintenance of the physical, green, community and social infrastructure as appropriate. This should encompass a model for engagement with the local community which should empower all sections of the community to participate in the decision-making process, in line with the aims of the Council's Statement of Community Involvement (SCI).

**Assumed Delivery**

**E.8** Assumed delivery of a minimum of 800 homes.



## Glossary

Term	Abbreviation	Meaning
Adaptation		A change or modification to suit new conditions or needs ,e.g. adapting to the effects of climate change.
Adoption		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
Affordable Housing		Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> <li>Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and</li> <li>Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</li> </ul>
Affordable Rent		Affordable rented homes are made available to tenants at up to a maximum of 80% of market rent and are allocated in the same way as present social housing.
Amenity Greenspace		Areas such as parks or recreational fields which can be used by all people either through visual amenity and/or for informal sport and leisure.
Authority/Annual Monitoring Report	<b>AMR</b>	A report published by local planning authorities assessing Local Plan progress and policy effectiveness. Formally known as the Annual Monitoring Report this is now known as the Authority Monitoring Report.
Appropriate Assessment	<b>AA</b>	An assessment of the potential effects of a proposed plan, in combination with other plans and projects, on one or more European sites of nature conservation/biological importance. As required as part of the Habitats Regulations Assessment.
Area of Outstanding Natural Beauty	<b>AONB</b>	A statutory National Landscape designation to provide special protection to defined areas of natural beauty. These are designated by Natural England.
B1 - Business		In terms of the Use Class Order, B1 represents businesses such as research and development and light industry.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations. This includes diversity within species, between species and of ecosystems.
Biodiversity Action Plan	<b>BAP</b>	A plan concerned with conserving, protecting and enhancing biological diversity.
Biomass		The biodegradable fraction of products, wastes and residues from agriculture (including plant and animal substances), forestry and related industries.
Broad Development Location		A broad development location is a broad area of search, within which, allocations for development will be considered through the Local Plan Allocations document.
Brownfield Development or Sites (Previously Developed Land)		Site available for re-use which has been previously developed, and is either abandoned or underused. The definition covers the curtilage of the development.
Building for Life	<b>BFL</b>	A national standard for well designed homes and neighbourhoods, developed by Communities And Built Environment and the Home Builders Federation.
Bulky Goods		Retail goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Building Research Establishment's Environmental Assessment Method	<b>BREEAM</b>	A widely used environmental assessment method for all buildings setting the standard for best practice in sustainable design.
Central Rivers Initiative	<b>CRI</b>	A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.



Community Infrastructure Levy	<b>CIL</b>	A charge on development, calculated on a £ per square meter basis of development as set out within the adopted CIL Charging Schedule. CIL is intended to be used to help fund infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms. CIL does not replace Section 106 agreements.
Circular		A paper produced by the government to provide guidance and instruction.
Climate Change		Long term change in weather patterns and increased global temperature, which is likely to be caused by an increase in Carbon emissions.
Clinical Commissioning Groups	<b>CCG</b>	Clinical commissioning groups are NHS organisations set up by the Health and Social Care Act 2012 to organise the delivery of NHS services in England. They replace primary care trusts.
Code for Sustainable Homes		Criteria set out by the government to help enforce sustainable residential development. The Code begins at Level 1 being the least sustainable through to Level 6, the most sustainable.
Comparison Goods		Goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, fridges, clothes etc.
Combined Heat and Power	<b>CHP</b>	The use of waste heat from power generation to provide heating for a building or a neighbourhood.
Community Infrastructure Levy	<b>CIL</b>	A new provision which empowers, but not requires, Local Authorities to obtain a financial contribution on most types of new development based on the size and type of the development. The proceeds of the levy are to be spent on local and sub-regional infrastructure to support the community.
Conservation Area		Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Convenience Goods		Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers, and most groceries.
Civic Spaces		An extension of the community or public institutions which form the spaces between buildings, such as market squares.
Decentralised Energy Supply		The use of energy from on-site or renewable sources limiting the need to draw energy from the national supply.
Deliverable Urban Windfalls		A small scale development in the urban area which comes forward for development and is suitable for delivery but has not been previously included in a development plan.
Developable Urban Windfalls		A small scale development in the urban area which comes forward for development but has not been previously included in a development plan, and may be considered suitable for development in the future.
Developer Contributions		Monetary contributions which may be made by a developer as part of a legal agreement (S106 or CIL) when a planning permission is granted. Monies are used to provide local facilities and all types of infrastructure.
Development		Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."
Development Management		The management or 'control' planning system which requires planning permission to be obtained, and in line with policy, before development can take place.
District Park		A significant area of publicly accessible natural or semi-natural open space offering opportunities for recreation and play also referred to in this document as a Country Park.
Diversification of Rural Employment		The establishment of new enterprises in rural locations often re-using rural buildings and land that is no longer used for agriculture.
Ecological footprint		A measure of human demand on the Earth's ecosystems and natural resources.
Employment Land Availability Assessment	<b>ELAA</b>	An assessment of potential employment sites to inform the Local Plan. The ELAA has been prepared in line with good practice guidance with the involvement of the development industry, local property agents and the local community, identifies the committed sites, additional capacity within

		employment areas and a range of other sites that have been submitted for consideration. The ELAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Local Plan.
Evidence Base		The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Plan and supporting documents, including physical, economic, and social characteristics of an area. This includes consultation responses.
Examination in Public	<b>EIP</b>	The consideration of public views on a development plan document, or proposed changes to it, held before an independent inspector.
Flood plain		Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
Floorspace capacity		Available space for office, retail or industrial units within a specific area.
Grant Aid		Money coming in from central government or other external sources for a specific project.
Green Belt (not to be confused with the term ‘greenfield’)		<p>A statutory designation of land around certain cities and large built-up areas, which aims to keep the defined area permanently open or largely undeveloped. Areas of Green Belt within Lichfield District form part of the West Midlands Green Belt. The purposes of Green Belt are to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas;</li> <li>• prevent neighbouring towns from merging;</li> <li>• safeguard the countryside from encroachment;</li> <li>• preserve the setting and special character of historic towns; and</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ul>
Green Infrastructure		The physical environment within and between our cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside.
Green Networks or Corridors		Linking rights of way, cycle routes, canals, rivers, parks and woodland to create greater accessibility to the countryside and provide potential for improved biodiversity.
Greenfield Land or Site		Land (or a defined site) which has not been built on before or where the remains of any structure or activity have blended into the landscape over time.
Greenway		Part of green infrastructure, a corridor of undeveloped land, as along a river or between urban centres, that is reserved for recreational use or environmental preservation.
Gypsies & Travellers		Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently.
Habitat Regulations Assessment	<b>HRA</b>	See appropriate assessment.
Heathland		An area of open uncultivated land dominated by dwarf shrubs including heath, gorse, bog, bracken and scrub.
Historic Environment Character Area	<b>HECA</b>	An area of defined character in the landscape, such as medieval field patterns.
Historic Environment Record	<b>HER</b>	A system for recording information, such as known archaeological sites & finds, designated sites, historic landscapes, historic buildings and other features in the landscape.
Historic Landscape Character		The identification of the historic development of today's landscape, and the resultant pattern of physical features due to geography, history and tradition.
Homeworking		Relates to the growing practice of working from home, especially when related to the use of Information Communication Technology.

Housing Association	<b>HA</b>	Private, non-profit organisations that provide social housing for people in need of a home.
Housing Market Area		A geographical area which is relatively self-contained in terms of housing demand
Housing mix		The provision of a mix of house types, sizes and tenures in an area.
Implementation		The practical delivery of a measures that form part of a plan.
Indices of Multiple Deprivation	<b>IMD</b>	The index combines a number of indicators which focus on a range of social, economic and housing issues, and are then used to provide an overall deprivation rank for these areas. Published by the Office of the Deputy Prime Minister.
Information Technology and Communication	<b>ITC</b>	Communication devices and the services contained within them, such as computers, mobile phones and satellite systems.
Infrastructure		The basic structures and facilities needed to support a society or organisation.
Infrastructure Delivery Plan	<b>IDP</b>	A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with a Local Plan.
Intermediate Affordable Housing		Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.
Issues, Options & Preferred Options , Policy Directions and Shaping Our District		The “pre-submission” consultation stages carried out on an emerging Local Plan document with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.
Key Rural Settlements		Defined settlements outside major towns/urban areas providing services and facilities.
Lichfield District Council	<b>LDC</b>	The local authority responsible for matters including planning, environmental health, waste collection, housing, parks and open space.
Lichfield Transport and Development Strategy	<b>LTaDS</b>	A package of measures to deliver road and public transport improvements for Lichfield City.
Lichfield Sustainability Working Group	<b>LSWG</b>	A group established to undertake the sustainability appraisal and SEA for the Local Plan.
Local Centre		Small shops and perhaps limited services, serving a small catchment. Sometimes also referred to as a local neighbourhood centre or key rural centre.
Local Planning Authority	<b>LPA</b>	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local Borough or District Council.
Local Plan		The plan for future development within Lichfield District up to 2029, drawn up by the local planning authority in consultation with communities and other bodies. The Local Plan when adopted forms the statutory plan for the District. The Lichfield District Local Plan will be divided into two documents; the Local Plan Strategy and the Local Plan Allocations.
Local Plan Strategy		This document. The local plan strategy contains the broad policy directions and long term strategy to manage development, infrastructure and services across the District. The strategy consists of strategic policies which set out how the strategy will be implemented and monitored. The Local Plan Strategy was adopted on 17 February 2015
Local Plan Allocations		Second part of the Lichfield District Local Plan which will contain policy based allocations to manage development within the District until 2029
Local Geological Sites	-	Non-statutorily protected sites of regional and local importance for geodiversity (geology and geomorphology) in the United Kingdom. Local Geological Sites together with Local Wildlife Sites are often referred to as Local Sites.
Local Transport Plan	<b>LTP</b>	A five-year integrated transport strategy, prepared by local authorities in partnership with the community. The plan sets out the resources for delivery of the targets identified in the strategy.
Major Development		For residential development this includes sites of 1.5ha or more, or for sites of 10 dwellings or more. For commercial development this includes sites of 1 ha or more, or change of use of site for 1,000 square metres or more.

Manual for Streets		A joint publication by the Departments for Transport and Communities and Local Government to provide guidance for practitioners involved in the development of new streets, with a strong focus on people friendly streets.
Midlands Plateau Integrated Biodiversity Delivery Area		An area that comprises important concentrations of biodiversity which are to be improved.
Mitigation		Measures to avoid, reduce or offset the significant adverse effects of an external factor e.g. Lessening the effects of climate change.
Mixed use (or mixed use development)		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Forest		A national project for woodland creation, tourism and economic revival.
National Planning Policy Framework	<b>NPPF</b>	Document containing all national planning policy published in March 2012. The National Planning Policy Framework replaced all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).
National Planning Practice Guidance	<b>PPG</b>	An online resource containing the governments updated planning practice guidance which supports the NPPF. The online guidance is updated on a regular basis.
Natural assets		Stocks of natural raw materials, including forests, fisheries, soil, and minerals; and the capacity of the environment media such as air and water to absorb and decompose the wastes from production and consumption.
Natural & Semi-natural Greenspace		Includes woodlands, wetlands, urban forestry, Local Geological Sites, scrub and grassland.
Nature Reserves		A protected area of wildlife or other geological interest. Can also be used to provide opportunity for special areas of research.
Neighbourhood Centre		An group of essential local services which may comprise a shop, post office, take away, health centre and a pharmacy. See also, local centre.
Neighbourhood Plan		An area based plan prepared by it's community as defined in the Neighbourhood Planning (General) Regulations 2012. Once 'made' a neighbourhood plan becomes part of the development plan for the area.
Neighbourhood Area (Designated Neighbourhood Area)		An area designated for the purposes of undertaking and producing a Neighbourhood Plan for that area as defined in the Neighbourhood Planning (General) Regulations 2012.
Offices		Defined by Class A2 of the Use Class Order, including financial and professional services, rather than businesses which are covered by Class B1 of the Use Class Order.
Open Space		All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.
Other Rural Settlements		Smaller villages that do not have a good range of public services.
Pitch (Gypsy and Traveller Sites)		A designated place for a family of Gypsies or Travellers to live.
Phasing		Distinct stages of development implemented in a sequential manner appropriate to demand.
Previously Developed Land	<b>PDL</b>	Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.
Primary Care Trust	<b>PCT</b>	An NHS primary care trust is a type of NHS trust, which is part of the National Health Service in England. The PCT formerly provided some primary and community services or commissions them from other providers, and are involved in commissioning secondary care.
Policies Map		A map of the District which shows planning policy designations spatially.
Regeneration		The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Spatial Strategy	<b>RSS</b>	The RSS was a strategy for how a region should look in 15 to 20 years time and possibly longer. It identified the scale and distribution of new housing in region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste

		treatment and disposal. Regional Spatial Strategies were revoked by the Secretary of State. The Regional Spatial Strategy for the West Midlands no longer forms part of the development plan.
Registered Provider	RP	Also known as Registered Social Landlords. Is the generic name for all social landlords who provide low-cost social housing for people in housing need on a non-profit making basis.
Regulated Energy		Elements of a building's energy consumption to which minimum standards must be achieved to comply with Building Regulations. 'Regulated' energy includes space heating, hot water, lighting and ventilation (fans and pumps), but does not include appliances and small electrical items.
Renewable Energy		Energy produced from a sustainable source that avoids the depletion of the earth's finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydro-power, ocean energy and biomass.
Retail Floorspace		Total floor area of the property that is associated with all retail uses. Usually measured in square metres.
Rural Housing Needs Survey		Research to establish housing demand and the satisfaction of existing residents within the rural area.
Rural Regeneration		Careful development in rural areas to ensure local housing needs are met and that there are suitable opportunities for employment to ensure economic sustainability.
Safeguarding		To ensure that no harm is caused to a particular feature.
Scoping Report		The first stage in the Sustainability Appraisal process.
Section 106 Agreement		A legal agreement under Section 106 of the 1990 Town & Country Planning Act. It is a way of addressing matters that are necessary to making a development acceptable in planning terms such as providing highways, recreational facilities, education, health and affordable housing.
Severn Trent Water Ltd.	STWL	The water treatment company for Lichfield District.
Site of Biological Importance	SBI	A non-statutory designation used to protect locally valued sites of biodiversity. Also referred to as Local Wildlife Sites.
Site of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
Social Rented Housing		Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.
Soundness		A term referring to the justification of a Local Plan Document in line with legislation and national and regional guidance. To be tested at an Examination in Public.
Spatial Planning		Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This includes policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Spatial Strategy		The overview and overall approach to the provision of jobs, homes, and all infrastructure over the plan period.
Special Area of Conservation	SAC	Strictly protected sites for rare and threatened species and habitats on land or sea as designated under the EC Habitats Directive.
Staffordshire County Council	SCC	The local authority responsible for matters including education, transport, highways, minerals and waste.
Staffordshire Strategic Partnership	SSP	A framework for all agencies, sectors and partners to work collectively to promote the economic, social and environmental well being of the County.

Strategic Centre		A local or town centre which provides a wide range of services and facilities such as shops, supermarkets, post office, banks, health centres etc.
Strategic Development Allocation	<b>SDA</b>	An area which has been identified and allocated for new development, which is significant to the spatial strategy as a whole. These allocations are usually complex, have long lead in times and can assist in the delivery of strategic infrastructure.
Strategic Flood Risk Assessment	<b>SFRA</b>	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Strategic Housing Land Availability Assessment	<b>SHLAA</b>	An assessment of potential housing sites to inform the Core Strategy and subsequent allocations of land. The Strategic Housing Land Availability Assessment (SHLAA) which has been prepared in line with good practice guidance with the involvement of the development industry, local property agents and the local community, identifies the committed sites, additional urban capacity and a range of other sites that have been submitted for consideration. The SHLAA is not a policy document, but identifies the range of sites that are being given further consideration through the formulation of the Local Plan.
Strategic Housing Market Assessment	<b>SHMA</b>	An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
Supplementary Planning Document	<b>SPD</b>	An SPD is a document that supports the Local Plan. It may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Local Plan.
Supported Housing		A housing service aimed at helping people live more stable lives, including those who may have suffered from homelessness, addiction or other serious challenges to life.
Sustainability Appraisal	<b>SA</b>	An assessment to establish if the plan is promoting sustainable development. An assessment to comply with Section 39(2) of the Planning and Compulsory Purchase Act 2004 and further guidance, and the requirements for Strategic Environmental Assessment from European Directive 2001/42/EC
Sustainable Communities		Central Government refers to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Sustainable Community Strategy	<b>SCS</b>	A strategy prepared by a community to help deliver local aspirations, introduced under the Local Government Act 2000. There is no longer a requirement for Local Authorities to prepare an SCS.
Sustainable Development		A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
Sustainable travel / Sustainable Transport		Often meaning walking, cycling and public transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.
Sustainable Drainage Systems	<b>SuDS</b>	A replicate natural system which aims to reduce the potential impact of new and existing developments on surface water drainage discharges such as permeable paving or on site retention basins.
Third Sector		The Third Sector is a term frequently used to describe voluntary, community and not-for-profit organisations. The term is taken in reference to the private and public sectors.



Traffic Impact Assessment	<b>TIA</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
Travelling Showpeople		Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.
Unregulated energy		The expected energy use in a building which is not 'regulated' (see 'Regulated energy' above). Unregulated energy does not fall under Building Regulations, and most typically includes appliances and small electrical items.
Urban Cooling		The effect which can be achieved by increasing vegetation cover and reducing hard surface cover in built up areas to reduce very high temperatures.
Urban open space		Parks, play areas, sports fields, commons, allotments, green corridors alongside rivers/canals/railways and other open areas vital to the cultural, aesthetic and historic heritage of urban life.
Veteran Trees		Trees that are of interest biologically, culturally or aesthetically because of age, size or condition. Normally this means the tree is over 250 years old with a girth at breast height of over 3 metres. However, other factors must be considered such as the location and past management of the tree.
Viability		In terms of retailing, a centre that is capable of success or continuing effectiveness. More generally the economic circumstances which would justify development taking place.
Vibrancy		An area or street which is alive with activity.
Vitality		In terms of retailing, the capacity of a centre to grow or develop.
Waste Hierarchy		The waste hierarchy is the cornerstone of most waste minimisation strategies and refers to the 3Rs of reduce, reuse and recycle. The Staffordshire & Stoke-on-Trent Joint Core Strategy refers to 5 stages: eliminate, reduce, re-use, recycle, energy recovery & dispose. The aim of the waste hierarchy is to generate the minimum amount of waste and to extract the maximum practical benefits from products.
Water Framework Directive	<b>WFD</b>	A European Union Directive committing member states to achieve good qualitative and quantitative status of all water bodies by 2015.
Windfall Development or Site		A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

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