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Wednesday, 12 June 2019

Dear Sir/Madam

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

A meeting of the Economic Growth, Environment and Development (Overview & Scrutiny) Committee has been arranged to take place **THURSDAY, 20TH JUNE, 2019 at 6.00 PM IN THE COMMITTEE ROOM** District Council House, Lichfield to consider the following business.

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

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Neil Turner', written in a cursive style.

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

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

Councillors Cox (Chairman), Ball (Vice-Chair), S Wilcox (Vice-Chair), Binney, Ennis, Gwilt, Ho, A Little, Marshall, Parton-Hughes, Ray, Warburton and Westwood



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AGENDA

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

1 APRIL 2019

PRESENT:

Councillors Cox (Chairman), Ball (Vice-Chair), Warfield (Vice-Chair), Mrs Baker, Mrs Boyle, Mrs Eagland, Mrs Lax, Marshall and Smith.

(In accordance with Council Procedure Rule No.17 Councillors Spruce, Pritchard, Wilcox and A. Yeates attended the meeting).

58 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Drinkwater, Mrs Fisher and Mrs Stanhope

59 DECLARATIONS OF INTEREST

There were no declarations of interests

60 CALL-IN OF CABINET DECISION - MULTI STOREY CAR PARK, REFURBISHMENT PROJECT

The Committee considered the Call In from the Leader of the Opposition, Councillor Mrs Sue Woodward of the Cabinet decision – Multi Storey Car Park, Refurbishment Project.

The Committee received further information from the Cabinet Member in response to the reasons for the Call-In. The Committee adjourned to consider this information.

The Chairman then re-opened the meeting and asked Councillor Mrs Woodward if she wished to add anything to the reasons for the Call-In and she reported that there had been a disregard for costs and funds in the sinking fund for the reprovision of a car park and the money to do this would be considerably less if this refurbishment proceeded. She reported that she had concern that the refurbishment followed the end of the Friarsgate project however that was some time ago and wished to understand what the delay had been and why it was after the Medium term Financial Strategy (MTFS) had been approved. She requested further information to the break even period and the consequences if the car park was taken out of commission before this point. She then asked for clarity on what the standards were for lighting and where the line was between safety and cosmetic measures for the works. Councillor Mrs Woodard also requested clarification as to why the total for the works was £123k but was rounded up to £150k for the budget submission.

The Cabinet Member for Economic Growth, Environment & Development Services, Councillor Pritchard gave his presentation of the report as he did at the Cabinet meeting. He reported that there were no direct cost to the council. He reported that the money did not belong to the council but to Railpen who own the site. He then reported that the council was under agreement to provide spaces for the Three Spires shopping centre and if the car park was repaired as agreed, the rest of the sinking fund could be utilised for car parking for the Birmingham Road Site (BRS) however if not, it would be unlikely that Railpen would allow access to the fund.

The Committee discussed why the Cabinet report did not appear before them for pre-decision scrutiny and it was noted that the item was on the Forward Plan which was sent to all Members and could have been requested to be considered by O&S if wished.

There were some initial concerns by some Committee Members that the time taken by the Cabinet to debate this item at their meeting was short and this could be misinterpreted by the public as not effective. Reference was made to the Electoral Reform Society publication on the cost of one party councils.

The Chairman reminded all in attendance that O&S was non political and it was the role of the Committee to investigate each reason for the Call In.

At this point each reason for the Call In as submitted by Councillor Mrs Woodward was be considered in turn.

Reference was made at Cabinet to it (a) being a consequence of the failure of the former Friarsgate project and (b) the length of time it had taken to bring the proposals forward. These need to be examined in a public forum and shared with Members, especially why this was not followed through at the time (ie early summer 2018)

It was asked and confirmed that Railpen was the other party in the sinking fund and there was an agreement with them to provide 330 carparking spaces and so they had to be consulted with to undertake the refurbishment.

It was also asked whether the planning application for the intermediary works for the BRS and specifically for car parking at the Police Station site could provide what had been agreed with Railpen however it was reported that car parking at the Police Station was to replace loss of spaces at the Bus Station.

It was asked and confirmed that the works were required by the end of the year and so could not wait.

References were made at Cabinet to the proposals being “at no cost” and “doing this for nothing”. This is patently not the case and needs further examination.

Members asked how any unused funds would return to Railpen but could also be used for BRS and it was reported that it could be used for another carpark with agreement from Railpen.

It was then asked if there were opportunity costs and Councillor Mrs Woodward referred to an email from the head of Finance and Procurement stating that there could be. The Cabinet Member for Finance and Democratic Services, Councillor Spruce reported that although there would be a spend of £300k in total, it would not be out of the MTFS but from an earmarked sinking fund that could not be used for anything else. It was reiterated that the carparking spaces were required to be maintained under the agreement with Railpen.

In the Cabinet report, the breakeven period for the proposed lighting works is stated to be “five years after a change over”, yet the discussion at Cabinet revealed that the longevity of the car park is unknown and may be as little as two years. This would far outweigh the income from parking and would not provide value for public money and there should be a full assessment of the financial risks is needed.

When asked, it was confirmed that no public money would be spent as it was from a sinking fund and although hoped, it was unlikely that the BRS development would be completed in two years. It was confirmed that the lighting could be removed and used elsewhere minimising the risk of them being wasted.

The safety aspect of the lighting was discussed and some Members felt this was of greater importance than the cost and risk of not reaching the break even point. When asked

Councillor Pritchard reported that he would prefer to go beyond a statutory requirement for lighting to ensure users felt safe.

The safety concerns raised in the report (ie “replacing the failing upper deck covering, repairs to various areas of damaged concrete, anti-corrosion treatment to structural steelwork, replacement of the damaged Birmingham Road height limiters, replacement of fire doors and frames” etc) could and perhaps should have been addressed before now. The call in will allow Councillors to understand the reasons for the delay and the relative urgency of each of these measures.

It was reported that although the structure was inspected every 6 months, this was not sustainable and it could have dire consequence if the council knew works were required but did not carry them out. All parties at the meeting agreed with this.

It was asked what works were vital and what were cosmetic and it was reported that it was not know of any aspect that was purely aesthetic. It was noted that lighting could be replaced like for like however LED lights would enhance the area giving a greater feeling of safety.

It was asked what how remedial works had been paid for up to now and it was reported that the sinking fund could be used for major structural works but general everyday carparking maintenance was paid for though the MTFs as with all other carparks.

One Cabinet Member asserted that the current lighting does not meet “the required standards” but that LED lighting “will help” (only). The required standards, as referred to, need to be presented to members along with the reasons why they have not been met up to now and how far the current proposals will enable the Council to meet its obligations.

It was noted and agreed that the language used at the Cabinet meeting had been confusing. Cabinet Members noted this point.

The proposed cosmetic measures, including the lighting, should be judged against the safety concerns and a full business plan for all of the proposals presented for scrutiny.

It was asked why there had been a £27k round up for the budget of the lighting and there was concern that similar could have occurred regarding other matters. It was reported that although rounded up as a budget it did not have to be used and it was right to have a cushion to deal with any issues.

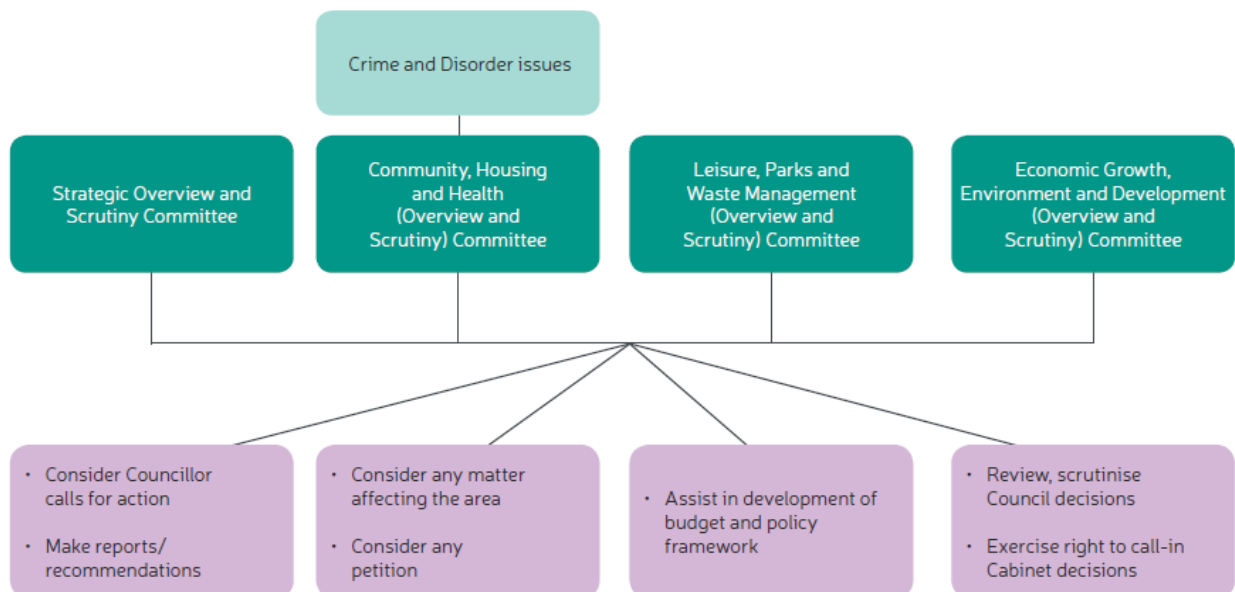
Once all the reasons for the Call In had been debated, the Cabinet Members were thanked for their attendance and responses given. The Committee requested that they reflected on the process taken at their meetings when making decisions and that they have duty to be seen to deal with matters in detail.

RESOLVED: a) That the information provided be noted; and
b) That the Committee accept the decisions made by Cabinet on the Multi Storey Refurbishment Project, which will come into effect on the date of this meeting.

(The Meeting closed at 8.05 pm)

CHAIRMAN

6.0 ARTICLE 6 – OVERVIEW AND SCRUTINY COMMITTEES



6.1 The Council is required by law to discharge certain overview and scrutiny functions. These functions are an essential component of local democracy. Overview and Scrutiny Committees can contribute to the development of Council policies and also hold the Cabinet to account for its decisions. Another key part of the overview and scrutiny role is to review existing policies, consider proposals for new policies and suggest new policies.

Overview and scrutiny should be carried out in a constructive way and should aim to contribute to the delivery of efficient and effective services that meet the needs and aspirations of local residents.

6.2 The Council will appoint a Strategic Overview and Scrutiny Committee (which will comprise between 9 and 13 members of the Council except those who are members of the Cabinet), plus Economic Growth, Environment & Development (Overview & Scrutiny) Committee, Community, Housing and Health (Overview & Scrutiny) Committee and Leisure, Parks & Waste Management (Overview & Scrutiny) Committee (each consisting of between 9 and 13 Councillors) to discharge the function; together these Committees will comprise the formal scrutiny arrangements of the Council.

Any member of the Council may refer a matter* affecting any part of the District to the relevant Overview and Scrutiny Committee ("Councillor Calls for Action").

(*Defined as a matter which relates to the functions of the Overview and Scrutiny Committee other than a local crime and disorder matter dealt with by the Police and Justice Act 2006 or a matter which the Secretary of State has excluded by Order).

No member of the Council may scrutinise a decision in which they were involved.

The Chairman of the Strategic Overview and Scrutiny Committee may not also chair one of the Overview and Scrutiny Committees.

6.3 General Role

The Overview and Scrutiny Committees may :

- (a) review and/or scrutinise decisions made or actions taken in connection with the discharge of any of the Council's functions;
- (b) make reports and/or recommendations to the Council and/or the Cabinet in connection with the discharge of any functions;
- (c) consider any matter affecting the area or its residents;
- (d) exercise the right to call in, for reconsideration, decisions made but not yet implemented by the Cabinet;
- (e) to assist the Council and the Cabinet in the development of its budget and policy framework;
- (f) consider any Councillor Calls for Action requiring scrutiny through the formal scrutiny process.

6.4 Specific functions

- (a) **Policy Development and Review.** The Overview and Scrutiny Committees may:
 - (i) assist the Council and the Chief Executive in the development of its budget and policy framework by in-depth analysis of policy issues;
 - (ii) conduct research, community and other consultation in the analysis of policy issues and possible options;
 - (iii) consider and implement mechanisms to encourage and enhance community participation in the development of policy options; and
 - (iv) question members of the Cabinet and officers about their views on issues and proposals affecting the area.

- (b) **Scrutiny.** The Overview and Scrutiny Committees may:
- (i) review and scrutinise decisions made by and performance of any member exercising executive functions and officers both individually and over time;
 - (ii) review and scrutinise the performance of the Council in relation to its policy objectives, performance targets and/or particular service areas;
 - (iii) question any member exercising executive functions and officers about their decisions and performance, whether generally in comparison with service plans and targets over a period of time, or in relation to particular decisions, initiatives, or projects;
 - (iv) make recommendations to the Cabinet and/or the Council arising from the outcome of the scrutiny process;
 - (v) question and gather evidence from any person (with their consent);
 - (vi) consider and make recommendations on a Councillor Call for Action;
 - (vii) challenge a decision of the Cabinet or an officer not to classify a certain decision as “key”.
- (c) **Scrutiny of regulatory decisions.** The Overview and Scrutiny Committees may review policies and procedures in connection with any regulatory functions exercised by Planning and Regulatory & Licensing Committees, and Sub-Committees thereof, or by officers, but such a review shall not include scrutiny of any such decision relating to an individual application for determination, consent, licence, permission etc.

6.5 Crime and Disorder

The Community, Housing & Health (Overview and Scrutiny) Committee will act as the Council’s Crime and Disorder Committee for the purposes of the Crime and Disorder (Overview and Scrutiny) Regulations. Any member of the Council, whether a member of this Committee or not, may refer a local crime or disorder matter* to the Committee.

6.6 Proceedings of the Overview and Scrutiny Committees

The Overview and Scrutiny Committees will each conduct its proceedings in accordance with the Scrutiny Procedure Rules set out in Part 4 of this Constitution.

6.7 Quorum

The quorum for a meeting of the Overview and Scrutiny Committee shall be one quarter of the number of voting members of the Overview and Scrutiny Committee.

* Local crime and disorder matter means a matter concerning:

a) crime and disorder (including anti-social behaviour or other behaviour adversely affecting the local environment) or

b) the misuse of drugs, alcohol or other substances.

Where such a matter affects all or part of the electoral area for which the member is elected or any person who lives or works in that area (s.19 Police and Justice Act 2006)

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Policy Development							
Terms of Reference	✓				To note	Christine Lewis	
Conservation Area Appraisals			✓		To report on the outcome of Conservation Area appraisals	Claire Hines	Cllr Angela Lax
Amendments to Local List of Buildings of Local Architectural and Historic Interest		✓			To report on proposed changes to the Local List	Claire Hines	Cllr Angela Lax
Economic development activity and performance		✓			To receive a briefing paper on economic development activity across the district and performance of the local economy	Jonathan Percival	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Small Business grant scheme			✓		To receive a briefing paper on the operation of the Council's Small Business grant scheme	Jonathan Percival	Cllr Iain Eadie
Local Plan Updates	✓	✓	✓	✓	Reports on progress with the preparation of the Local Plan	Ashley Baldwin	Cllr Iain Eadie
Spatial planning matters		✓		✓	Briefing paper(s) on Neighbourhood Plan preparation, S106 and CIL receipts and allocations & monitoring and implementation of policies	Ashley Baldwin	Cllr Iain Eadie
Lichfield City Centre future planning (including Birmingham Road site)	✓	✓	✓	✓	To report on the appointment of consultants and subsequent master planning work	Craig Jordan	Cllr Iain Eadie
Burntwood development					Updates when available	Craig Jordan	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Review of the operation of the Planning Committee		✓			Report to consider a full year of operation since review.	Claire Billings/ Jeff Upton	Cllr Angela Lax
Briefing paper on Development Management performance	✓		✓		6 monthly reporting of planning performance	Claire Billings	Cllr Angela Lax
Outcome of LEP review	✓	✓			Outcome of Government review into Local Enterprise Partnerships June – verbal update if necessary, September – report or briefing paper depending on outcome of review and implications for District	Craig Jordan	Cllr Iain Eadie
Economic impact of Events and Festivals		✓	✓		To report on a study assessing the economic impacts of events and festivals held in Lichfield	Lisa Clemson	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Car parking estate and operations			✓		To report on the Council's car parking estate and operations Possible briefing note	John Roobottom	Cllr Iain Eadie
CIL and s106			✓		Review of how the council is using s106 to deliver affordable housing; how CIL is delivering infrastructure improvements and whether the council's CIL charging regime remains appropriate.	Ashley Baldwin	Cllr Iain Eadie
High Speed 2		✓			To receive a briefing paper(s) on issues relating to Phase 1 and 2a of HS2 as they impact on Lichfield district.	Craig Jordan	Cllr Iain Eadie

Lichfield City Centre (including Birmingham Road site): Future planning exercise

CLLr Iain Eadie Deputy Leader Cabinet Member for Investment, Economic Growth and Tourism

Date: 20th June 2019

Contact Officer: Craig Jordan

Tel Number: 01543 308202

Email: craig.jordan@lichfielddc.gov.uk

Key Decision? NO

Local Ward Members Cllrs Checkland, Eadie, Smith (Leomensley), Baker, Matthews, Spruce (St. Johns) Anketell, Greatorex, Lax (Stowe)



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

1. Executive Summary

- 1.1 To update the Committee on matters relating to the planning exercise considering future development of Lichfield City Centre including the Birmingham Road site.

2. Recommendations

- 2.1 That the contents of this report be noted and future updates are brought back to this Committee as and when progress is made on work of the appointed consultants.

3. Background

- 3.1 On 12th March 2019 following detailed discussions and consideration by the cross-party Birmingham Road Member Task Group a report was presented to the Council's cabinet. The report set out details of the work carried out by the Task Group since its inception and included a draft brief setting out the requirements for a commission to carry out a master planning exercise of the BRS and wider Lichfield city centre.
- 3.2 The brief was duly approved (**See Appendix A**). The brief together with details of the Council's detailed requirements were subsequently advertised inviting tenders via the Council's new procurement arrangements involving Wolverhampton City Council.
- 3.3 The deadline for submissions closed on 10th May at which point the Council had received 17 tenders. It is worth noting that 42 bodies/organisations showed an initial interest in the project. Officers have duly undertaken for first stage of assessment which involved verifying that bids were compliant with the technical requirements of the commission. The first stage is complete and officers are now appraising the detailed submissions against set criteria. This will produce either an outright winner or a shortlist from which a consultant can be chosen. This appraisal work will be completed shortly and it is hoped to be able to confirm an appointment by the end of June.

3.4 The appointed consultants will be expected in carrying out their work to address 3 specific issues (see brief for more details):

- What a future re-developed Lichfield City Centre could look like having regard to its current offer and the types of city centre uses which would serve best the residents of and visitors to Lichfield
- The affordability of the above – what new uses of land and property would be appropriate and be attractive to the market
- What options would there be for delivering new development including the District Council as a land and property owner but also working with other potential local government and private sector organisations.

3.5 The Committee will be kept apprised of the consultants work as this progresses and will be presented with a final report setting out findings, conclusions and recommendations later this year.

Alternative Options	1. The planning exercise is a means of establishing a high level vision for the future development of Lichfield City Centre and options for the re-development of key sites. Individual development opportunities could be considered but this would be at the expense of an assessment of the overall needs of the city and scope for coordinated and more suitable holistic development options.
Consultation	1. Consultation on the commissioning brief was carried out prior to the brief being presented to and agreed by Cabinet. This involved seeking the views of key stakeholders and involving input from the Member Task Group.
Financial Implications	1. None arising from this report. The Council has previously agreed a budget for the master planning exercise.
Contribution to the Delivery of the Strategic Plan	1. A healthy and vibrant city centre providing for the needs of residents, business and visitors is a key objective of the District Council’s Strategic Plan 2016 -20. The master planning exercise would help to deliver this by identifying development options and explaining how these could be delivered.
Equality, Diversity and Human Rights Implications	1. None arising from this report.
Crime & Safety Issues	1. None arising from this report.
GDPR/Privacy Impact Assessment	1. Not relevant in regards to this report.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	The consultants findings and recommendations do not meet with the commissioning brief	The work of the appointed consultants will be overseen by an officer group led by the Head of Economic Growth and including the Council's Assistant Chief Executive and representatives of partner bodies.	Green
B			
C			
D			
E			

Background documents - Commissioning brief – April 2019

Relevant web links - <https://www2.lichfielddc.gov.uk/birminghamroad/>

Extract from the brief and tender specification

Brief for Tender

Lichfield City including Birmingham Road Site: Master Planning Exercise

Consultant Brief

Lichfield District Council



March 2019

1. Summary and objectives

- 1.1 This commission is a once in a generation opportunity to rethink the future direction of development in the Cathedral city of Lichfield, Staffordshire, at a time when the future of city centres is topical both locally and nationally. Its objective is to propose a way forward for a key city centre development site and in so doing also capture a dynamic, sustainable, deliverable vision for the future of the city centre.
- 1.2 The objective of this brief is to commission a multi-disciplinary team to consider and develop options for the redevelopment of a major site known as 'Birmingham Road,' in Lichfield City Centre, and to do so in the context of a wider City Centre development strategy. The site and the city centre are shown on the plan attached at **Appendix A.**
- 1.3 The development recommendations must be commercially viable, deliverable, compliant with adopted and emerging local plans and strategies, and of the highest quality commensurate with a development in a historic Cathedral city.
- 1.4 In carrying out the commission the appointed team will report to a Project Officer Board and also a Task Group. The team will further be expected to support the District Council in its stakeholder and public engagement throughout the process as necessary. This support may include engagement with potential funders and development partners in conjunction with the District Council.

2. Background and Introduction

- 2.1 Lichfield is a vibrant Cathedral City in Staffordshire, centrally located, with excellent transport links by both road and rail, to all parts of the country. Positioned within Lichfield District, the city has a population of approximately 30,000 and serves a wide catchment area. The city has a vibrant mix of historic streetscape and modern development, with a large number of listed buildings and the Cathedral at its heart. It has weekly markets in the largely pedestrianised centre.
- 2.2 It is a reasonably affluent city, which is attractive to both residents and visitors alike. However, despite significant visitor attractions both in the city and nearby, there is a real opportunity to improve its status in terms of national awareness amongst the general public. Visitors tend to come for a half day, rather than a longer stay in the city.
- 2.3 A large proportion of the working population of Lichfield commutes daily to the larger cities of Birmingham and Derby, the Black Country, or towns such as Tamworth, and Sutton Coldfield. Similarly, these other centres are perceived by some to be larger or more varied shopping destinations, and to have leisure facilities that Lichfield does not currently offer.

Birmingham Road

- 2.4 The Birmingham Road site is a 2.8 hectare (7 acre) site in the heart of Lichfield City Centre. The site incorporates a range of previous and existing uses; namely an operational bus station, a multi-storey car park, council offices, former police station, former car showroom/garage site, and associated public realm and car and coach parking.
- 2.5 Over the last ten years various proposals for a significant retail-led mixed-use redevelopment scheme on the Birmingham Road site, have been developed but not implemented due to a variety of factors. In June 2018, against a backdrop of unfavourable market conditions and rapidly changing patterns in the retail sector, the District Council took the decision not to progress an agreed, but unfunded, scheme and re-consider the future of the site.

- 2.6 The council is in the enviable position of having a relatively blank canvas site in the heart of the city, at a time when the future of the high street is being completely reimagined for the twenty first century. This commission seeks to appoint an appropriate professional team to engage with the council and key stakeholders, to develop ideas and capture best practice, and propose a way forward for the site in the context of its prominent position in the city. It is a chance to reshape the landscape, facilitate long term sustainable change, and enable linked development across the wider city centre.
- 2.7 The council is keen to move quickly, and to avoid ‘reinventing the wheel.’ A significant amount of work was done on the aforementioned previous schemes in terms of traffic impact, survey work, etc. These are listed in **Appendix B** and will be made available to the appointed team.
- 2.8 The council has complete ownership of the site which has, in part, been demolished to ground level. Ground remediation, removal of obstructions, etc. is still required. The existing multi-storey car park, whilst continuing to operate currently, would have been demolished under the previous proposals. Demolition, as part of any new proposals, would therefore be acceptable in principle, however the timing of such, and the provision of any replacement parking would need to be taken into account given its proximity to the existing Three Spires Shopping Centre and Garrick Theatre. The District Council offices were not part of the previous development proposals but could be incorporated if appropriate (see below).
- 2.9 The district council with the support of its partners has submitted a £4m funding application to the Future High Street Fund which relates to Lichfield City including the Birmingham Road Site. The application focuses on delivering modern, inviting and integrated transport infrastructure, contributing to a balance housing mix, enhancing cultural and entertainment offer and ensuring a high-quality public realm and complementary leisure provision. In detail the application seeks to secure funding to support a number of components including demolition and public realm works, master planning, viability assessments, investment in car and coach parking and a supporting revenue resource.

City Centre

- 2.10 The masterplan exercise should take into account the above but must relate to the City as whole, along with policies and proposals set out in the current and emerging Local Plan, Neighbourhood Plan and City Strategic Plan documents. In carrying out the commission, specific reference should be made to these and how the scheme supports the objectives, requirements or aspirations of these key documents. It is vital that outputs from the commission include a clear direction on both the future of the Birmingham Road site but also other key areas and sites which combined make up the wider city centre.
- 2.11 A number of other city-wide projects are being considered or are underway, for instance the Cathedral has some significant plans, and St Mary’s in the market square has recently been restored as a new library and arts space. Potential developments on Lombard Street and Eastern Avenue are being bought forward, and may also impact on the Birmingham Road site. The District Council and County Council also have potential development opportunities, particularly the Bird Street Car Park site, which should be given careful consideration. Any proposals for Birmingham Road should therefore be made in the context of an understanding of the wider city development potential.
- 2.12 Lichfield is a green city, with significant open spaces within it, Beacon Park, Stowe Pool, Cathedral Close, the Remembrance Garden, etc. This sense of space, openness, greenery, and tranquillity are important components of Lichfield’s appeal. They must be preserved and enhanced by any scheme. The Council consider that high quality public realm will be a key component of any proposal.
- 2.13 The city, with the Cathedral at its heart, is a vibrant cultural destination, with a wide range of busy festivals, arts groups, and activities functioning all year around. It is already successfully bringing people into the high street for such activities and seeks to build on this in terms of any new development plans. Encouraging people to live, work, and visit the city centre should be at the heart of any proposals.

3. Developments Elements

- 3.1 Whilst the Council do not wish to pre-empt or pre-judge the master-planning exercise, it is imperative that the lessons learnt from the previous attempts to find a solution to the site are not lost. Crucially, given the importance of the site in the city centre and the role it could play in the overall health and well-being of Lichfield and the district the Council is keen to see progress with the delivery of development. A significant amount of effort has gone into establishing city-wide groups to formulate ideas, including via the setting up of a dedicated District Council cross-party member task group. Further consultation has taken place with city wide key stakeholders and the general public. This exercise, and the previous responses to the Friarsgate scheme, have helped identify some key aspects and issues to be considered when moving forward.
- 3.2 It should be noted that the following elements are in no particular order of priority nor should be taken as exhaustive. There may be scope for alternative elements of development on the site which may emerge as part of the commission.

Attractions and the Arts

- 3.3 The Council, and key stakeholders, are keen to further develop Lichfield as a destination city both nationally and internationally. Its links to David Garrick, Dr Johnson, The Lunar Society, and of course the Cathedral story, are all strong potential attractions in the city, and close by is the National Memorial Arboretum. The city is a good location to visit slightly further afield attractions too such as Drayton Manor Park, Black Country Museum, Tamworth Castle, etc. However, a priority is to develop the city as a destination where visitors come for more than a half day or day, being able to stay and patronise the various offers which complement the city's attractions.
- 3.4 Development should enhance and support the existing culture, atmosphere, activities, conservation area, etc. rather than conflict or damage them. Notable visitor attractions in historic settings include the Cathedral itself of course, but also St Mary's, Dr Johnson's Birthplace Museum, Erasmus Darwin's House, and the Guildhall (which is a popular arts venue and meeting space).
- 3.5 Hotel accommodation in the city has historically been underprovided, although recent developments have included additional provision (e.g. Premier Inn). There is a perception that there remains a shortage of good quality hotel accommodation to support a growing tourism offer, and this should be explored.
- 3.6 The city has a vibrant arts scene, with a major annual arts festival, and a range of other smaller similar events throughout the year. The Garrick Theatre is a key leisure facility in the city, and St Marys in the Market Square (which also now accommodates the city library) also provides flexible arts space. The Cathedral has a varied and vibrant arts programme of its own which has proved to be very successful at bringing people into the city centre and has been nationally recognised.
- 3.7 The provision of arts facilities, events and entertainment is a key component of the current Lichfield city centre 'offer' and this, combined with the vibrancy of its historic streetscape, and should be considered carefully in developing proposals for the site and the wider city context.
- 3.8 The new development opportunities for Birmingham Road should take these into account and consider how to complement and support existing provision rather than compete.

Employment

- 3.9 A key aspiration of the Lichfield City Neighbourhood Plan is to encourage more employment in the city, and there is a lack of high-quality modern office space. Consideration should be given to the current market demand for this provision in Lichfield, and whether inclusion of commercial office development in some form would be appropriate. The role of the public sector as employer and any specific locational requirements relating to this should form part of this consideration.

Food, beverage and night time economy

- 3.10 Lichfield is very well provided for in terms of cafes, and coffee shops. Bird Street has a reputation as the centre of the food offer in the City, and the council is keen to protect this and retain its vibrancy and reputation. Many of these providers are independents but there are some larger chains and franchises represented.
- 3.11 There may be an opportunity for additional food offers in conjunction with the wider development, e.g. leisure facilities, and these should be explored.
- 3.12 The City has a vibrant, growing, nationally recognised, food festival and regular 'street food' events. Along with a wide programme of arts and other activities (see below) this has been very successful at bringing both residents and tourists into the city, and should be taken into account when considering new food offers, both in terms of type, scale, and location.
- 3.13 Notwithstanding the above, the night-time economy is not perceived to be fulfilling its potential. The focus of restaurant trade in Bird Street, draws people away from the market square and Three Spires and there is a limited offer around the Garrick Theatre. There are a large number of pubs in the city centre, both major chains like Wetherspoons and Joules, and independents including some micropubs, however there is no nightclub and only one or two late night venues. There is no live music venue and performance space other than the Garrick or pubs.

Heritage

- 3.14 The city has a wealth of historic assets, most notably the Cathedral with its famous three spires, but also grade 1 listed St John's Alms-houses, the historic Guildhall, and a large number of listed properties in the city centre. The historic core has been largely retained with a mix of Tudor, Georgian and Victorian properties making up a mixed and very attractive streetscape.
- 3.15 Development must respect and reflect the historic nature of the city and in particular the listed buildings adjacent to the site and the context of the conservation area. In particular grade 1 listed St John's Hospital, and the former Grammar School (part of the council buildings) which are immediately adjacent to the site. Consideration should be given to the impact the development will have on the grade 1 listed Cathedral, and grade 2* listed St Marys. Other heritage assets, and the wider heritage streetscape are also vitally important for the city in terms of its ambiance, and attractiveness to visitors. Careful consideration should be given to views in and around the city and the development, especially at points of arrival and through routes between areas. Existing cycle paths, and walking routes, which criss-cross the city, should be taken into account.
- 3.16 The cathedral is developing plans for improved visitor facilities, and this, coupled with the recent restoration of St Marys and provision of a new library and arts centre – with the tourist information point located here too, are consistent with firmly planting the centre of Lichfield in the market square. Pedestrian links, signage, orientation, and street furniture are all important aspects of ensuring that any development in the city is part of a cohesive city-wide approach.
- 3.17 The Cathedral Close has a large number of historic properties, as does the market square. The city centre has retained its historic 'ladder' street plan with the Cathedral at one end (North West) and the Birmingham Road site at the other (South East) and this should be considered as a key historic context when looking at the Birmingham Road site.

Housing

- 3.18 The Council recognises that a number of residential development schemes in the city in recent years have been targeted at the elderly, or more affluent individuals, and is keen to redress this balance whilst mindful of commercial viability of any scheme. Affordability of housing is an issue in Lichfield City and the district as whole, particularly for young people and families.

- 3.19 Depending on the overall development mix, residential development could be a key part of the scheme.
- 3.20 A suitable mix of housing which will help create a vibrant City Centre for all, and improve its sustainability as a retail, commercial and leisure destination, would be desirable. Any proposals for residential provision should be compliant with local planning policies, and housing need data.

Leisure

- 3.21 Lichfield has a vibrant events programme, but a lack of a suitable permanent leisure provision. There is a limited public sports centre and swimming pool offer at the Friary School for instance, but this is in a poor condition.
- 3.22 It has been noted that there is a lack of activities for young adults, and young families in the city. Although there is some local provision, residents often travel elsewhere for activities such as cinema, swimming, gym, bowling, children's indoor play, etc.
- 3.23 Previous schemes have included the provision of a cinema, and this has been consistently argued as a key desirable from respondents to consultation events in the City. Previous schemes for the site also included a gym and associated facilities. The council is keen to consider the options around provision of these and how this might best integrate with a wider scheme.
- 3.24 With retail gradually reducing in its significance as the core land use in city centres, the council anticipate that such leisure uses will be increasingly important for sustainable city centres. However, leisure provision must be supported by evidence of demand and commercial viability and consideration as to whether a city centre site is the most appropriate location.

Public Realm & Open Spaces

- 3.25 The development should include exciting and imaginative public realm design. Public spaces should be generous and include high quality landscaping, public art, etc.
- 3.26 It is considered particularly important to improve the 'welcome' those arriving in Lichfield receive. This includes the spaces immediately outside the City Station and on the corner of St Johns Street and Birmingham Road. Further to this imaginative use of public space, pedestrian routes, and wayfinding are needed to encourage footfall around the city.
- 3.27 The city as a whole has a good provision of public open spaces, with Beacon Park, Minster Pool and Stowe Pool all in the heart of the city. The market square is also a popular location for other events, however, this at times creates challenges in terms of diary clashes with the city markets.
- 3.28 New development should provide an appropriate mix of development and public open space, and ensure connectivity between existing retail areas, city destinations (such as the Cathedral, Garrick, and St Marys/Library) and points of arrival either by public transport or car.
- 3.29 Signage, street furniture, lighting, etc. should be consistent with a city-wide aspiration for a common palette, this being an objective of the Lichfield City Business Improvement District (BID) and City Centre Strategic Partnership.

Retail

- 3.30 Provision of additional retail use within the new development is a difficult balance to strike, especially in light of the current challenges facing the traditional high street.
- 3.31 Some consider that Lichfield is under performing for its size in terms of the retail offer, with shoppers electing to go elsewhere to access a wider choice. However, in contrast others consider Lichfield's smaller more

independent retail offer to be attractive and 'different' from the larger town centres. This paradox will be a key challenge for the scheme.

- 3.32 Any retail provision should be considered in the context of the mix of the proposed development uses on the site, for instance supporting leisure or arts provision, and the general retail offer across the city. The city's current retail centre, the Three Spires Shopping Centre, and the historic retail offer around the Market Square, Bird Street, Market Street, Bore Street, Conduit Street and Tamworth Street, should not be impacted negatively by the new development, especially given the already challenging retail environment.
- 3.33 Consultation and previous studies have suggested that retail should generally be aimed at further developing smaller independent, and 'high end' providers as part of a 'destination' retail experience, continuing to develop Lichfield as a city centre attractive to both residents and tourists. Niche/artisan retail is seen as a key component of Lichfield's retail offer.
- 3.34 However, as noted above, for its size Lichfield is lacking in traditional large retail names and loses out in terms of the shopping experience compared to Tamworth, Sutton Coldfield and Birmingham. A few major names such as Debenhams, Boots, etc. are present but others are not. Marks and Spencer has recently closed its food outlet. Consideration needs to be given as to whether these providers believe Lichfield is unattractive for larger stores because of its size or demographic, or whether the barrier is the availability of larger sites.
- 3.35 The commission should consider current market trends in terms of retail development, and endeavour to retain some flexibility in terms of the nature, scale and scope of future retail provision.

Adjacent land and property

- 3.36 The existing district council offices and car park are located immediately adjacent to the site. The property includes the original historic council chamber, grammar school and associated buildings which are considered of significance. The rest of the building however is of more recent build yet inefficient and expensive to operate and maintain. It may be possible to include the council offices in the Birmingham Road development plans but careful consideration would need to be made in respect of:
- The economic justification for redevelopment and value benefits
 - Benefits for the wider scheme
 - Careful consideration of the historic buildings
- 3.37 Consideration of this aspect of the potential development will require close liaison with the District Council.
- 3.38 How the Birmingham Road development interfaces with the City Station will be a key consideration (see transport section below) both for transport infrastructure works, but also in terms of visitor welcome and public realm.

Transport & Connectivity

- 3.39 The Birmingham Road site is a key transport hub for the city with bus station, coach and car parking within it, and the city rail station immediately adjacent. A key part of the commission will be to review existing transport provision and in the context of any re-development plans for the site determine the future location of the aforementioned facilities including the scope for enhanced connectivity between the same.
- 3.40 The city railway station, which is located adjacent to the development is presently an unattractive arrival point. On leaving the station visitors will be faced with the development which should be inviting and attractive, and clearly linking into routes into the city centre. Previous re-development schemes on Birmingham Road included the potential to include improvements to the City Station site, and car park as part of a cohesive scheme, but

costs were an issue. The functional relationship between the rail station and development on the Birmingham Road site should be considered again as part of the commission.

- 3.41 Consideration of the impact of development on highways, road widening, or realignments, etc. should be given, but no detailed survey work or traffic impact assessments will be necessary. Birmingham Road, and the junction with St Johns Street to the south and Greenhill to the north are busy and congested (the County Council do have proposals for improvements to this area). Frog Lane is a one-way street. Access to the site generally, and in terms of servicing, will be a key factor to consider.
- 3.42 Car Parking will be a key consideration. The site includes an existing multi-storey car park which is at the end of its useful life and will require demolition. Consideration must be taken as to existing car parking provision in the city, the likely impact of any other developments on this provision, and the necessary provision for any new proposals in the context of the existing District Council's city-wide car parking strategy. A brief car parking statement is attached as **Appendix C**.
- 3.46 The appointed team will be required to engage with transport stakeholders, County Council, and where appropriate rail and bus operators, etc.

Sustainability

- 3.47 Best practice in terms of sustainability should be considered. Whether this be in landscaping, drainage, selection of materials, incorporation of public transport, pedestrian and cycle friendly design, or energy efficiency, etc.
- 3.48 Consider the impact of achieving BREEAM excellent, and outline the considerations the Council should review in this respect.
- 3.49 Consider the most appropriate requirements for sustainability in respect of the development design, e.g. housing standards, and how these might be included in any subsequent development brief.

4. Outcomes and Outputs

- 4.1 The commission is intended to deliver a way forward for the Birmingham Road site and wider city centre. The successful bidding team will be required therefore to undertake an appraisal of the existing city centre, determine the needs of Lichfield and use this to inform proposals for Birmingham Road and other locations where development of certain uses would be suited. In terms of Birmingham Road the requirement would be for a proposed development mix that is:

- Deliverable
- Appropriate
- Best practice
- Sustainable
- Economically viable
- Imaginative
- Vibrant
- Respectful of its context
- Consistent with need and market demand
- Supportive of the wider city centre

- 4.2 The commission should specifically aim to deliver the following outputs:

- A high level overview of Lichfield City Centre including commentary on development needs and opportunities.
- Develop a scheme for the Birmingham Road site in block plan form which suggests a potential development mix and locations of key elements (including any public realm), including options where appropriate.

- A high-level design brief including physical and functional relationships with adjoining land and property.
- A set of development principles which could be used as the basis for generating a future development brief.
- Proposals for transport infrastructure requirements directly or indirectly affected by the development of the site including, but not limited to, car parking, pedestrian and cycle routes, bus station provision, coach parking provision and connectivity to rail services and the station.
- Recommendations for expanding the development area given the conclusions of the team, including consideration of the District Council office site, and the City Station frontage.
- An analysis of stakeholder issues, and key drivers and how these relate to the proposals put forward by the team. The appointed team will be required to work closely with Lichfield District Council to manage and facilitate stakeholder engagement including, workshops, meetings, formal public events.
- A considered, market led, assessment of likely commercial viability of the options proposed, and their relative economic and social benefits to the District Council.
- A report outlining the optimum development mix for the Birmingham Road site.
- Consideration of how the optimum scheme can demonstrate best practice in sustainability and environmental impacts.
- A work programme showing how the optimum development mix or suggested variations could be delivered including different delivery options available to the Council as landowner.
- A commentary and recommendations on potential funding routes including public sector grants, loans and other forms of market interventions linked to delivery.

4.3 In producing the requirements above it will be expected that the successful bidding team will carry out the following tasks:

- A strategic review of the wider city context, including significant development sites earmarked for development or already coming forward, with commentary on how these impact on the Birmingham Road site.
- A review of planning context and the impact of the Local Plan, Neighbourhood Plan, and similar reports and documents.
- Carry out desktop studies and market testing to establish the likely response to the proposals from the wider market and hence their viability.
- A review of market trends in similar cities, and consideration of current best practice in future high street development and investment, including Government initiatives and reports.
- A review of delivery options.

Local Plan and related spatial policy matters update

Report of the Cabinet Member for Investment, Economic Growth & Tourism

Councillor I. Eadie



Date: 20 June 2019

Contact Officer: Ashley Baldwin

Tel Number: 01543 308147

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Key Decision? YES

Local Ward ALL

Members

Economic Growth,
Environment and
Development (Overview
and Scrutiny)
Committee

1. Executive Summary

- 1.1 The Council is now in receipt of the Local Plan Allocations final Inspector Report. The Council now has to determine whether they wish to progress to adoption of the Local Plan Allocations. This will require the Council to accept the Inspectors Main Modifications.
- 1.2 Consultation on the Local Plan Review - Preferred Options & Policy Directions closed on the 18th March 2019. Responses have now been summarised and officer responses have been drafted for the Committee's consideration.
- 1.3 As a result of the consultation a revised Local Development Scheme has been prepared. A draft of the Local Development Scheme timetable is presented for the Committee's consideration.
- 1.4 In respect of Neighbourhood Plan progress there has been limited progress since the last Committee meeting. There are 11 'made' neighbourhood plans, leaving 6 areas where plans have not progressed to adoption.

2. Recommendations

- 2.1 That the Committee recommends that Cabinet approve the Local Plan Allocations for the purposes of adoption. **(APPENDIX A)**
- 2.2 That the Committee notes the progress associated with the Local Plan Review.
- 2.3 That the Committee recommends that Cabinet approves the summary of comments and officer responses in respect of the Local Plan Review **(APPENDIX B)**.
- 2.4 That the Committee recommends that Cabinet approves the revised Local Development Scheme timetable set out at paragraph 3.13 of this report.
- 2.5 The Committee notes the recent progress in relation to neighbourhood plans within Lichfield District.

3. Background

Local Plan Allocations (ADPD)

- 3.1 Members of the Economic Growth Environment and Development Overview and Scrutiny Committee have received regular updates on the progress of the Local Plan Allocations. This report does not seek to repeat the history provided to previous Committee meetings but would refer members to those reports accessible via Modgov.
- 3.2 The Council is now in receipt of the Local Plan Allocations Inspector's report (**APPENDIX A**). This has been subject to fact checking. The Council will now need to make a decision regarding the adoption of the Plan.
- 3.3 To summarise the Inspector has recommended a number of Main Modifications to the Plan to ensure that it is sound. These Main Modifications (along with a set of minor modifications) were subject to consultation from 19th December 2018 to 6th February 2019.
- 3.4 Following consultation on the Main Modifications the Inspector requested the Council to provide a response to the comments raised by consultees. These were submitted to the Inspector who then issued the Council with his final report in May 2019.
- 3.5 In order to adopt the Plan the Council will need to accept the Inspectors recommendations. The alternative is for the Council to not accept those changes and therefore not to progress to adoption of the Plan.

Local Plan Review

- 3.6 Members of the Economic Growth Environment and Development Overview and Scrutiny Committee have received regular updates on the progress of the Local Plan Review. This report does not repeat the history provided to previous Committee meetings however as above would refer members to previous reports available via Modgov.
- 3.7 Consultation on the Local Plan Review - Preferred Options & Policy Directions closed on the 18th March 2019. In total 5, 045¹ in time representations were received from 1, 630 representors. The representations have now been summarised and officer responses have been drafted for the Committee's consideration. Of the 1, 630 representors, there were 1, 230 response from Burntwood Action Group (BAG) to question 3. Separately 100 generic 'Save our Shenstone' responses were received. A further 20 handwritten variations of the Shenstone response were received in the standard template.
- 3.8 While 5, 045 representations were received, of these 3, 330 are derived from the standard typed generic responses from either Burntwood or Shenstone, Little Aston & Stonnall. This comprises 1, 230 standard Burntwood Action Group (BAG) typed responses in regard to question 3 of the consultation and 2, 040 derived from the standard 'Save our Shenstone' response covering 20 of the 23 questions raised in the consultation. Therefore raising the same respective point or points. In preparing future consultations officers and Members will need to consider how to best approach dealing with generic representations. An issue for Committee to consider is the resources it takes to process these generic representations. In total circa 160 hours of officer time was spent on processing and responding to representations. In relation to generic representation this amounted to 75 hours. This is of limited

¹ Figures rounded to the nearest 5.

value as it is the content of the response rather than the volume of responses received which is of relevance from a planning perspective. Officers will consider options available to the Authority and present the Committee with recommendations.

- 3.9 In terms of the consultation outputs Appendix C provides a summary of the headline responses and officer responses. A full set of response summaries and officer comments is provided at Appendix D. A geographical break down of the responses will be prepared as part of a consultation analysis report which will be presented to the Local Plan sub group.
- 3.10 The next step scheduled for the Local Plan is to consult on a Publication version in September 2019 as is set out within the current Local Development Scheme. To remind Members the Publication stage represents the version of the Plan that the Council intend to submit to the Planning Inspectorate for Examination. As such the Publication stage offers little scope to change the Plan as a result of consultation feedback. However given the consultation feedback it is considered appropriate and justified to consider the timetable for the Plan Review. There is scope for a further round of public consultation before moving to a Publication version. Therefore given the responses indicating the need for policy revision, along with evidence being prepared that consultees will be interested in there is merit in adding an additional consultation stage. The next section of this report includes a proposed timetable for the Plan Review. The Plan timetable is set out within the Local Development Scheme.

Local Development Scheme (LDS)

- 3.11 Councils are required to produce an LDS under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). An LDS must specify the documents which when prepared will comprise the Local Plan for the area. It must be made publicly available on the Council's website and be kept up to date to enable local communities and interested parties to keep track of progress. It is for a 3 year period and sets the timetable for the production of the Local Plan. The last LDS was published in 2017 and the timetable within it is out of date following the delay in the publication of the Inspectors report and the modifications proposed which relate to the timescales for preparing the Local Plan Review.
- 3.12 The proposed timetable for the production of the Local Plan co-ordinates with the timetable prescribed in the Local Plan policy within the Allocations DPD proposed for adoption:
- Preferred Options consultation – November 2019
 - Publication – May 2020
 - Submission – January 2021
 - Examination in Public – May 2021
 - Adoption – February 2022
- 3.13 Other elements of the LDS which need to be updated include:
- References to the Statement of Community Involvement (SCI) which has been recently amended and adopted
 - Update on the number of made Neighbourhood Plans and designated Neighbourhood Plan areas
 - Update in relation to the adopted supplementary planning documents (SPD's)
 - Update in relation to the Local Plan Allocations following its adoption (subject to adoption following the recommendations within this report)
 - Update the saved Local Plan documents and Local Plan policies

- Update in relation to the background evidence which will inform the Local Plan Review
- Local Plan Documents profiles
- Timetable for production of the Local Plan Review

3.14 The LDS includes the following information as required by legislation:

- those documents that form the statutory Local Development Plan;
- each documents subject matter(s) and geographical coverage;
- if any documents are to be prepared jointly with another authority;
- where the authority agrees to the constitution of a joint committee and a timetable for the preparation and revision of the Local Plan Documents.

Neighbourhood Plans

3.14 Since the last report to EGED O&S Committee (March 2019) there has been limited progress on neighbourhood plans reported within the District. There are now eleven ‘made’ neighbourhood plans within the District, following the making of Fradley and Elford earlier this year. This leaves six neighbourhood areas where plans have not progressed to adoption. Of these areas there has been progress toward the submission of the plan in Burntwood. The District Council was asked to screen the draft Burntwood neighbourhood plan as part of the habitat regulations. Following this screening, expert opinion from Natural England and legal advice the Council advised Burntwood Town Council that further evidence would need to be undertaken for the Burntwood Neighbourhood Plan to ensure compliance with the habitat regulations. This work has been progressed by the Town Council and following consultation with Natural England the District Council has confirmed to the Town Council that the further work has demonstrated compliance with the habitat regulations. Following this the District Council await the progression of the Burntwood Neighbourhood Plan to the next stage of the process. Appendix D identifies the current Neighbourhood Plan coverage across the District.

3.15 The District Council will continue to work with communities providing advice and guidance throughout the Neighbourhood Plan process. This includes providing detailed comments and representations on drafts of the Neighbourhood Plans when requested by the Parish Councils. It is anticipated that following the ongoing work on the Local Plan Review communities with existing neighbourhood plans will begin the process of reviewing those plans to ensure they comply with the emerging Local Plan Review. The District Council will continue to work with those communities.

Alternative Options	<ol style="list-style-type: none"> 1. The Committee could recommend that Council not adopt the Local Plan Allocations. This would leave the Authority with a part complete Plan. 2. The Committee could suggest alternative responses to those put forward by officers in respect of the Local Plan Review. The responses drafted by officers have been identified based on planning policy consideration. Any alternative recommendations must be drawn up in a similar regard. 3. The Committee could suggest an alternative timetable for preparing the Local Plan Review which is different to the timetable suggested at para 3.12 and different to the currently adopted timetable. Any alternative timetable will need to consider the various lead in dates required for the Council committee cycles, as well as taking account of the necessary evidence required for a draft plan. 4. That the Committee recommend the current timetable set out in the
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	approved Local Development Scheme be retained. This is not recommended because there is a risk the Council would submit an unsound Plan.
Consultation	<ol style="list-style-type: none"> 1. Consultation has been completed on the Local Plan Allocations Main Modifications. 2. Consultation has been completed on the Consultation on the Preferred Options and Policy Directions document.
Financial Implications	<ol style="list-style-type: none"> 1. Officer time will be needed to undertake future consultations on the Local Plan Review. 2. The costs of consultation will be met within approved budgets. 3. A budget has been established to support the Local Plan Review evidence base.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. Supports the priority of a vibrant and prosperous economy as it assists in the delivery of the planning function of the Council. 2. Supports the priority of Healthy and Safe communities by ensuring the provision of housing. 3. Supports the priority of clean, green and welcoming places to live by assisting in allocating land for affordable housing, as well as supporting the delivery of residential and commercial developments.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. An Equality Impact Assessment accompanies the Local Plan Allocations. 2. An Equality Impact Assessment accompanies the Local Plan Review
Crime & Safety Issues	<ol style="list-style-type: none"> 1. None.
GDPR/Privacy Impact Assessment	<ol style="list-style-type: none"> 1. A privacy impact assessment was completed for the Preferred Options and Policy Directions document.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	The Local Plan Allocations is legally challenged following the recommended adoption.	Officers will review any legal challenges and work with legal services in presenting Members with the next steps.	Yellow
B	Clarity over the GBHMA shortfall is not achieved and the Council are unable to effectively progress with the Local Plan Review.	Officers continue dialogue with neighbouring authorities on this matter.	Yellow
C	Other Local Planning Authorities across the GBHMA do not adequately address the housing shortfall. This would result in additional pressure being placed on Lichfield District.	Officers continue to review neighbouring authority consultations. Where appropriate officers will recommend the Council respond to these consultations citing concern over the approach taken by the relevant Authority. This has been the case in Bromsgrove and Solihull's recent consultation documents.	Yellow

Background documents:

Local Plan Allocations suggested main modifications
Schedule of Main modifications and other modifications
Local Plan Strategy 2015
Local Plan Review: Preferred Options & Policy Directions
Local Development Scheme

Relevant web links:

[Local Plan Allocations suggested main modifications](#)
[Local Plan Allocations examination and main modifications](#)
[Local Plan Strategy 2015](#)
[Local Plan Review](#)
[Local Development Scheme](#)

APPENDIX C – Headline issues arising from Local Plan Review consultation and officer response

Key Issues	Officer response
The vision provides no commitment to protect the Green Belt or an approach of favouring non green belt locations in advance of Green Belt. This is not consistent with the NPPF.	The vision provides a broad overarching statement at district wide level. The evidence base is being updated and will include a comprehensive Green Belt Review having regard to national policy. Green Belt policy is currently addressed in Chapter 17 of the POPD.
The vision should confirm a commitment to meeting a proportion of the unmet housing need from the wider HMA and be updated to acknowledge the requirement for release of green field Green Belt land to plan positively for the level of growth needed.	The vision provides a broad overarching statement at district wide level. Chapter 14 considers housing requirements and the evidence base is being updated and will include a HEDNA which has regard to meeting unmet need and a comprehensive Green Belt Review. LDC is working with other authorities in the wider Housing Market Area through the duty to cooperate.
The Local Plan Growth proposals for Shenstone, Stonnall and Little Aston contradict the vision. Growth needs from the wider HMA are not justified and housing needs are not comprehensively assessed. Housing pressures are not identified.	The vision provides a broad overarching statement at district wide level. The evidence base is being updated and LDC is working with other authorities in the wider Housing Market Area through the duty to cooperate in meeting housing needs identified through the Strategic Growth Study.
Strategic objectives should include commitment to meeting housing needs across the wider HMA of Birmingham and the Black Country.	Strategic objective 6 indicates housing need will be met for existing and new residents. The need for wider HMA unmet need to be met is a specific issue considered in Chapter 14 of the POPD. The evidence base is being updated and LDC is working with other authorities in the wider Housing Market Area through the Duty to Cooperate.
Assessment of Shenstone, Little Aston and Stonnall in the settlement hierarchy is flawed as services and facilities and station car parking considered deficient to support future development.	The settlement hierarchy in chapter 10 identifies Shenstone and Little Aston as level 3 centres and Stonnall as a level 4 settlement recognising their attributes (services +facilities) relative to other settlements within Lichfield District and neighbouring towns and settlements. A wide range of evidence base is being assembled to support the local plan review and to further refine the settlement hierarchy and spatial strategy.
The issues affecting Burntwood must not be under-stated, nor unrealistic reliance placed on urban capacity and upping densities. Green Belt releases are justified to provide the economic growth levels required to uplift Burntwood and its infrastructure as well as addressing the identified housing needs from the District and neighbouring authorities.	Specific sites will be considered as part of the local plan review. The evidence base is being updated and LDC is working with other authorities in the wider Housing Market Area through the duty to cooperate in preparing a comprehensive Green Belt review and in meeting housing needs. The evidence base being assembled will help to further refine the settlement hierarchy and spatial strategy.
Burntwood’s infrastructure and amenities do not adequately cater for the past growth and any significant increase in its population is not sustainable.	The proposed settlement hierarchy is informed by the Settlement Sustainability Study which assessed all settlements within the District including Burntwood. The evidence base being assembled will help to further refine the settlement hierarchy and

Key Issues	Officer response
	spatial strategy.
There are no 'exceptional circumstances' in which Burntwood's Green Belt could be justified for housing when suitable sites for new settlements outside the Green Belt have been put forward.	The Local Plan Review will be supported by an extensive evidence base including an updated HEDNA, SHLAA, Urban Capacity Assessment and a comprehensive Green Belt Review which will inform the next stages of the plan.
The preference for growth option 2 in the Sustainability Appraisal (SA) is questionable. It would almost certainly require the further release of Green Belt land, when a viable proposal for growth option 4 has been submitted. The SA process is imprecise and relies on assumptions and subjectivity and cannot be relied upon. It tries to justify the extension of Burntwood which is barely sustainable now.	A wide range of evidence is being assembled to support the review of the local plan. The SA process is iterative with the Local Plan Review and will be applied consistently as the plan evolves.
Neither the spatial strategy nor the settlement hierarchy should seek to preclude development from coming forward in level 5 settlements where development would contribute to the vitality and viability of rural communities.	The settlement hierarchy is informed by the settlement sustainability study. The evidence base being assembled will help to further refine the settlement hierarchy and inform the spatial strategy.
The document has not considered the reasonable option of smaller new settlements and has missed a key opportunity of growth in well-connected and sustainable new villages. In this regard, Lichfield District Council's approach is inconsistent with national policy by setting out a preferred strategy which most likely relies on Green Belt releases before all other options outside of the Green Belt have been considered.	A wide range of evidence is being assembled including a comprehensive Green Belt Review to support the review of the local plan and will help to further refine the settlement hierarchy and spatial strategy.
Fradley should be a higher tier settlement than level 3 due to its unique offer of significantly greater and unique scale of housing and employment opportunities. There should also be a distinction between rural settlements that lie within the Green Belt and those rural settlements that lie outside of the Green Belt. The plan does not take a sequential approach to Green Belt release in line with the NPPF.	Fradley is identified as level 3 in the settlement hierarchy based on the settlement sustainability study. The evidence base being assembled including a Green Belt Review will help to further refine the settlement hierarchy and inform the spatial strategy.
There are exceptional circumstances that warrant further release of Green Belt. Namely to allow for necessary proportionate growth which fits with a sustainable hierarchy and assists existing and proposed services.	The evidence base being assembled including a Green Belt Review will help to further refine the settlement hierarchy and inform the spatial strategy.
The Strategy should recognise that a site being brownfield land does not automatically render the site sustainable, it may be in an isolated location or there may be difficulty in delivery because of site contamination / constraints.	The Local Plan Review will be supported by an extensive evidence base including a SHLAA and Urban Capacity Assessment which will inform the next stages of the plan.

Key Issues	Officer response
BREEAM sustainability assessment is not mandatory and should be left to discretion of the developer.	Comments in relation to BREEAM and preferences towards the proposed approach are noted.
The greatest sustainable transport potential for the growth options would come from electrification of the railway line to the north east of Lichfield. The reliability of the Cross-City line is also key to its use by commuters.	The consultation document sets out the preferred settlement hierarchy and growth option. Locations for growth will be considered as the local plan progresses.
The residential growth options approach in the POPD is inconsistent with approach of other Local authorities, e.g. South Staffs and Cannock Chase. A consistent approach would suggest the option of Local Housing Need plus minimum requirement of recommended areas of search in the Strategic Growth Study should also be tested. That is for the provision of 13,000 dwellings.	The Council have commissioned a HEDNA which will be prepared in accordance with national planning policy and practice guidance and test housing and employment growth scenarios. In addition further evidence base documents including an Urban Capacity Assessment will be prepared to inform the next stages of the Local Plan Review.
Housing mix should not be overly restricted and should be dependent on local circumstances, character, local need and the market signals.	The Local Plan Review will be supported by a range of evidence base studies including a HEDNA and plan wide viability assessment. This will inform the next stage of the review and help define policies relating to housing mix.
LDC should not impose a blanket density, but take into consideration local characteristics and site constraints.	The GBHMA Strategic Growth Study recommends authorities across the HMA increase housing density. The Local Plan Review will be supported by a range of evidence base studies including a HEDNA and plan wide viability assessment. This will inform the next stage of the review and help define the policy approach relating to housing mix and housing density.
A blanket requirement for the provision of self-build plots on major development sites would not boost housing supply and could prove difficult in respect of delivery.	This will be considered further as the Local Plan Review progresses. The Council maintains a self-build register in accordance with its legal requirements and monitors the demand for self-build plots within the District. The Local Plan Review will be supported by a plan-wide viability assessment.
It is important that the new criteria identified in the consultation document in respect of the A5 and A38 corridors for Gypsies and travellers, does actually enable a more proactive approach to provision given past shortfall in delivery.	The Local Plan Review will be supported by a range of evidence including a Gypsy and traveller needs accommodation assessment which will inform the next stage of the plan process.
Drayton Manor Park should be recognised as major employer and key tourist attraction. Specific support should be given for the site's future development and flexibility to the policy restraint of Green Belt.	Specific sites will be considered as part of the Local Plan review. A comprehensive Green Belt review is proposed as the evidence base for the Local Plan review is assembled.
The creation of Sustainable Urban Extensions (SUEs) to settlements within Lichfield District will assist in providing green infrastructure,	Noted – Specific sites will be considered as part of the local plan review.

Key Issues	Officer response
opportunities for the provision of indoor and outdoor sports and recreation facilities, support sustainable transport measures and contribute towards health care facilities, which will encourage healthy lifestyles and thereby assist in tackling obesity.	
Shenstone, Little Aston and Stonnall have several protected green spaces which are actively used within their Neighbourhood Plan. Greenfield amenity land adding to overall well-being should not be considered for housing.	Noted, the comments will be considered as part of the local plan review as the evidence base is assembled
Green Belt is not a natural resource but an artificial constraint and therefore should not be included within a policy on natural resources.	Noted, the comments will be considered as part of the local plan review as the evidence base is assembled
It is considered that a policy which seeks to impose a blanket protection for the countryside does not comply with national guidance. Landscape is only valued if it has physical attributes which take it out of the ordinary having regard to the Landscape Institute Guidelines.	Noted, the comments will be considered as part of the local plan review as the evidence base is assembled.
Masterplans are not justified with regard to small scale and medium scale schemes. Such initiatives add cost to the development process and make development less viable and reduce flexibility and slow down delivery.	Noted. Any impact upon viability / delivery will be tested through the Local Plan review process.
Neighbourhood Plans are mechanisms for the protection of a quality environment and open space and for identifying appropriate housing need, density and housing mix. They should have a stronger role in any future Local plan. This should be a stated recommendation.	Not all areas have a Neighbourhood Plan. Neighbourhood Plans are required to be kept up to date as are Local Plans and will continue to provide local opportunities for protection of the environment. A Neighbourhood Plan should support the delivery of strategic policies set out in the Local Plan.
Requirements for heritage statements should be in the validation policy not the Local Plan.	A heritage statement is currently a requirement of the local validation process.
The Plan should define what precisely the heritage assets are, where they are, their character and then relate policies to these elements in order to ensure explicit requirements to preserve and enhance them.	The Local Plan provides a strategic role within a suite of documents that will seek to preserve and enhance heritage assets.
Table 19.1 is principally based on potential constraints, however the scope for mitigation should not be ignored.	Mitigation will be considered in relation to specific sites considered as part of the Local Plan Review.
In Table 19.1, there is seemingly little regard for the consideration of transport and infrastructure matters that are critical to the deliverability of the broad options or the potential benefits that strategic growth can realise.	The Settlement Sustainability Study used to identify the settlement hierarchy had regard to access to services and facilities. A wide range of evidence is being assembled to support the review of the local plan and will help to further refine the settlement hierarchy and spatial strategy.
Green Belt purposes should be assessed at site	A wide range of evidence is being assembled to

Key Issues	Officer response
level not broad parcels due to site specific factors.	support the review of the local plan including a Green Belt review. The Green Belt Review will be undertaken having regard to National policy and agreed principles through the duty to cooperate within the wider HMA.
Alternative options including a new settlement / large sites have dis-benefits including requiring significant investment in infrastructure, long lead in times and uncertainty over delivery.	Comments noted. Site specific proposals will be considered as part of the local plan review.
The Little Aston to Shenstone Green Belt strategic gap, is one of the most important in the Greater Birmingham area. The Council are not able to demonstrate exceptional circumstances exist to develop in the Green Belt when there are potentially large sustainable development areas outside the Green Belt north-east of Lichfield city and to the north of Tamworth.	Site specific proposals will be considered as part of the local plan review process. A wide range of evidence is being assembled including a comprehensive Green Belt review and HEDNA to support the review of the local plan and to further refine the settlement hierarchy and spatial strategy.

Appendix D - Lichfield District Neighbourhood Plan coverage

Neighbourhood Plan	Made – Yes/ No
Alrewas	Yes
Armitage with Handsacre	Yes
Burntwood	No
Colton	No
Elford	Yes
Fazeley	No
Fradley	Yes
Hammerwich	No
Lichfield City	Yes
Little Aston	Yes
Longdon	Yes
Shenstone	Yes
Stonnall	Yes
Streethay	No
Wall	No
Whittington & Fisherwick	Yes
Wigginton, Hopwas and Comberford	Yes

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Site L9 (Lichfield 9): Land off Burton Road (East), Streethay	39
Site L10 (Lichfield 10): Land off Burton Road (West), Streethay	40
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Site L14 (Lichfield 14): Former Integra Hepworth, Eastern Avenue	42
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Site OR6 (Other Rural 6): Land east of A38	93
Site OR7 (Other Rural 7): Land at Watery Lane	94
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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 and all relevant information relating to the Local Plan can be seen at 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⁽ⁱ⁾ 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) ⁽ⁱⁱ⁾	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 ⁽ⁱⁱⁱ⁾	12.5%
North of Tamworth	Lichfield District South & East	36 (1.5%)	0 (0%)	0 (0%)	1129 (22%)	1,165 ^(iv)	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) ⁽ⁱⁱ⁾	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%
Approx. Total:		2331	285	3663	5071	11,350	100%
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	
Approx. Total cumulative net dwellings:						11,515	

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 Districts 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 ² - 1,400m ² within city centre boundary. A limit of 12,500m ² 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^(v).

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.

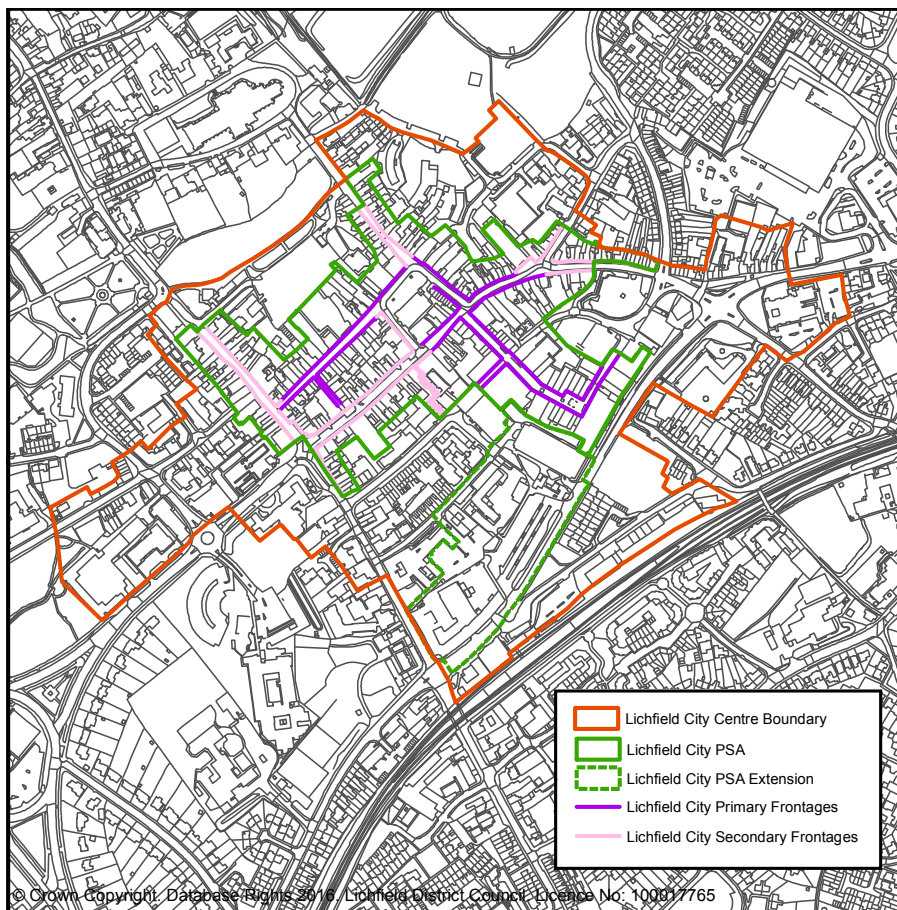
Within the primary frontages, any change of use applications from retail to other non-retail uses will be resisted where it would undermine the vitality and viability of the city centre. Other town centre uses, such as cafés, restaurants and offices should be directed towards the secondary frontages.

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 m²-1,400m². 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 m²).

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
Total (net)		883

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 ² 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
Total (net)			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 a further committed supply (net) of 546 (at 1st 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.

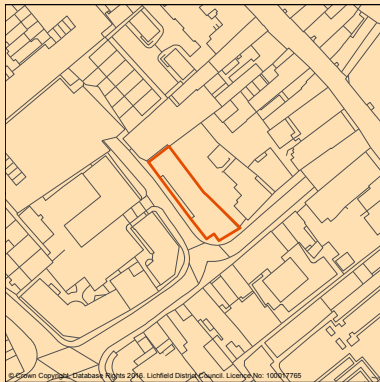
9.7 Core Policy 1 and Core Policy 6 identify the urban area of Lichfield City as playing a key role in delivering the requirements for housing land. The UCA provides a thorough assessment of the committed supply of sites and identified a further 100 dwellings which had been committed by 31st August 2016. 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 ² (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.

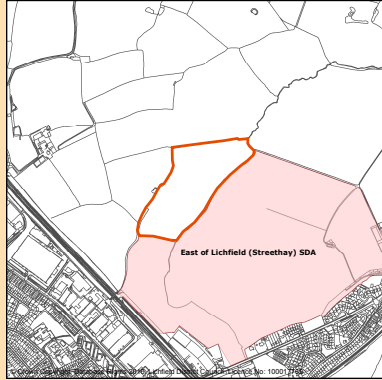
Key development considerations:

- 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.

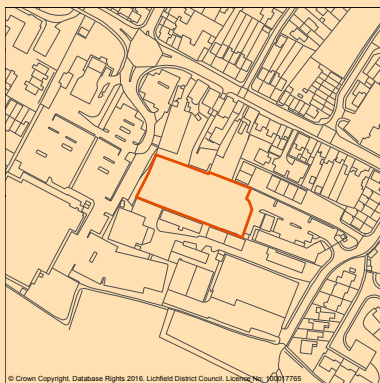
Key development considerations:

- 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

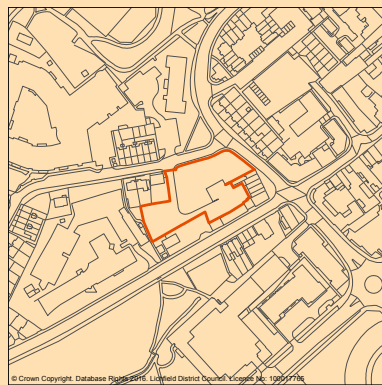
Currently an unused previously developed site adjacent to an existing employment area. The site is located between an existing supermarket and a small scale modern office development.

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.

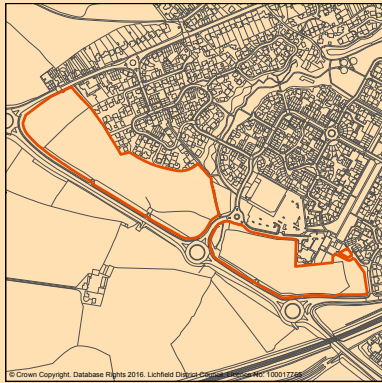
Key development considerations:

- 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
Approximate dwelling yield	194

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.

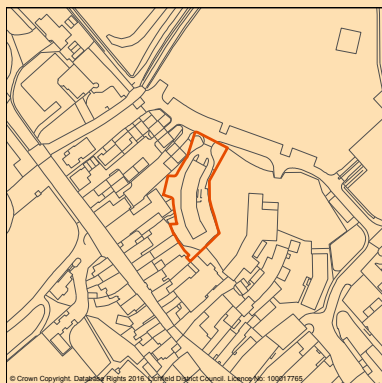
Key development considerations:

- 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
Approximate dwelling yield	12

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:

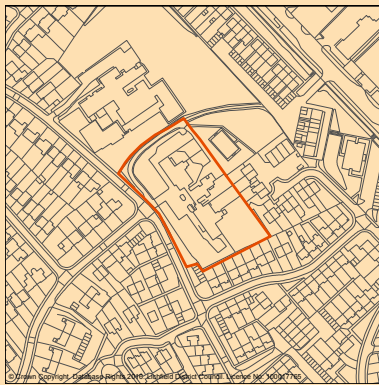
- Design and scale of development to be considered in the context of the site's location within the conservation area and proximity to heritage assets including scheduled monument(s), Stowe Pool and adjacent to Grade II registered park and garden.
- Design should consider setting of Lichfield Cathedral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

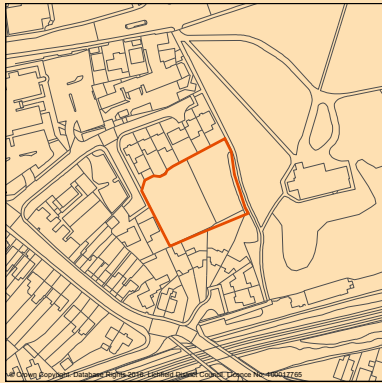
Key development considerations:

- 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
Approximate dwelling yield	9

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.

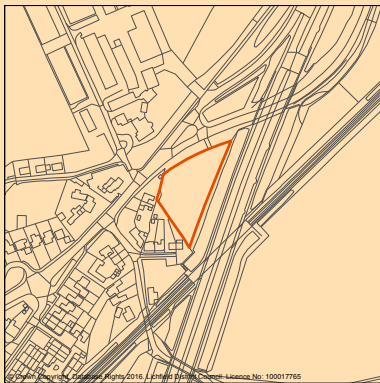
Key development considerations:

- 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
Approximate dwelling yield	20

Greenfield site located on the eastern edge of Streethay which is bounded by the A38 which is elevated above the site.

Key development considerations:

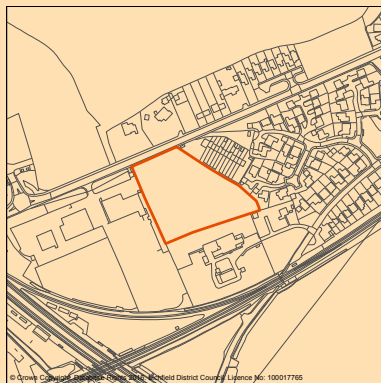
- Design to consider mitigation for noise from A38.

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
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Approximate dwelling yield	38
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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.

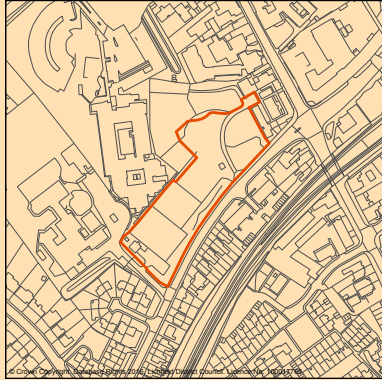
Key development considerations:

- 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
Approximate dwelling yield	36

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:

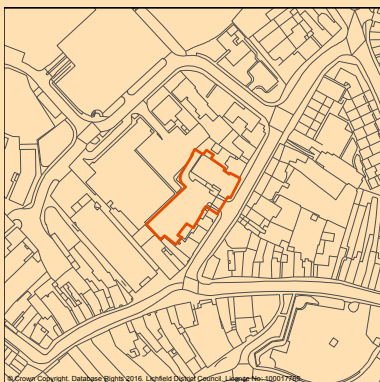
- Sensitive design and scale of scheme to take account of location within the conservation area and proximity to heritage assets including the Grade I listed St John's Hospital and other listed buildings.
- Tree preservation orders within the site boundary will need to be considered and accommodated 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
Approximate dwelling yield	14

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

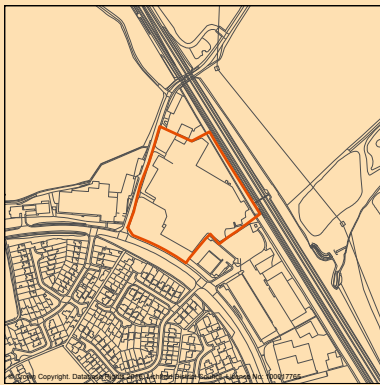
Key development considerations: N/A

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
Approximate dwelling yield	99

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:

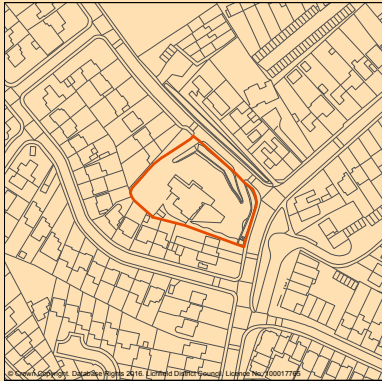
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Consideration of mitigation for noise from adjacent uses, Eastern Avenue and West Coast Mainline.

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

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.

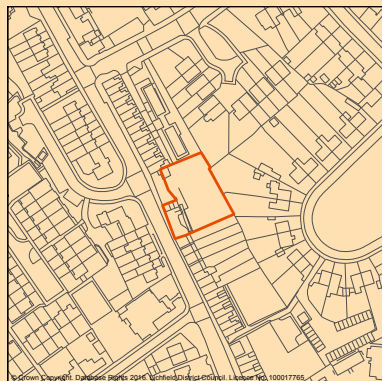
Key development considerations:

- 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

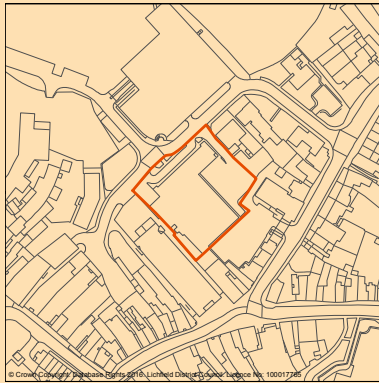
The site is an area of open land located to the rear of the Greyhound Public House and is elevated to the rear.

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
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Approximate dwelling yield	44
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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.

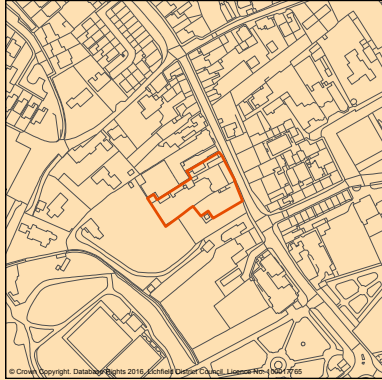
Key development considerations:

- 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
Approximate dwelling yield	9

Grade II* listed former hotel, building which fronts onto Beacon Street opposite Cathedral Close. The site also consists of grassed areas and car parking.

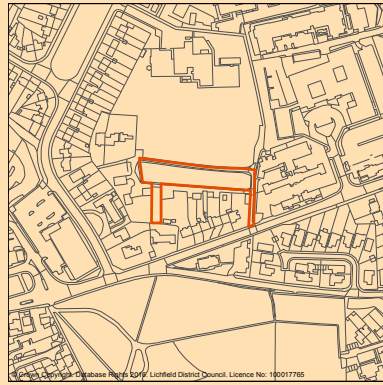
Key development considerations:

- 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
Approximate dwelling yield	9

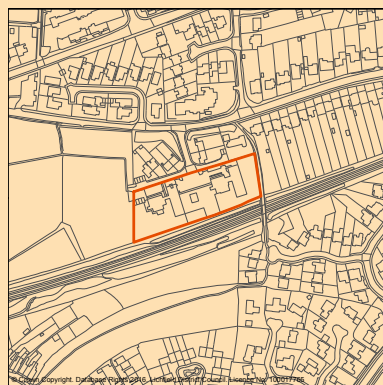
The site is an area of incidental open space within a primarily residential area located directly adjacent to St Chad's Primary School. Immediately adjacent to the sites eastern boundary are a number of listed buildings which front onto Trent Valley Road.

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
Approximate dwelling yield	19

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.

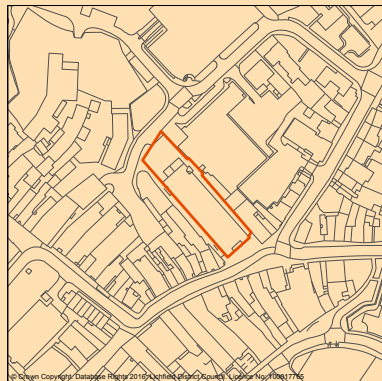
L21: Hawthorn House, Hawthorn Close

- 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

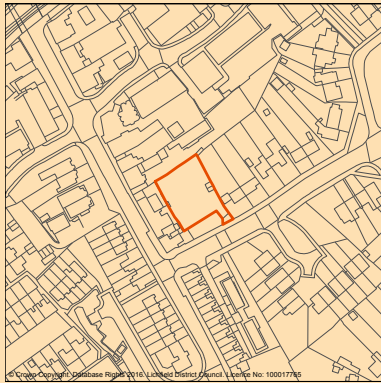
The site is located within Lichfield City Centre and consists of the former Regal Cinema, a building with a locally listed frontage located within the Conservation Area adjacent to a number of listed buildings. The site is bounded by a public footpath (The Tanneries) to the west and Tamworth Street to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

Approximate dwelling yield 9

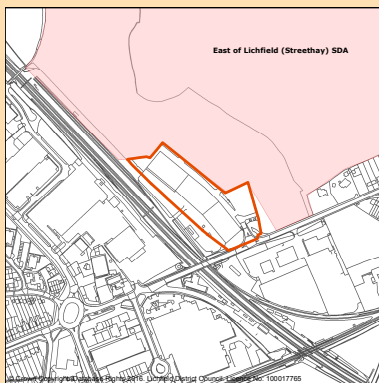
The site is currently used for the siting of self storage containers and is located within a primarily residential area with direct access of Cherry Orchard.

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

Approximate dwelling yield 50

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.

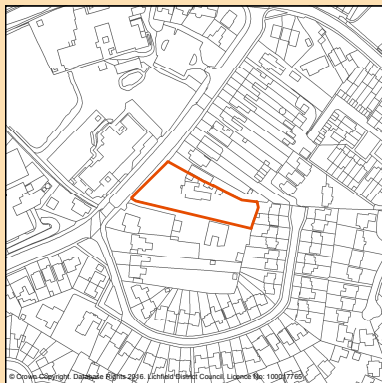
L24: Trent Valley Buffer Depot, Burton Road, Streethay

- 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
Approximate dwelling yield	10

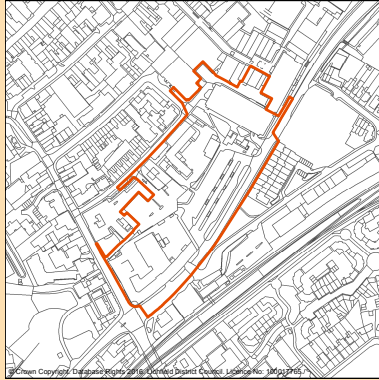
The site is currently open with the former nursery building having been demolished in 2016. The site is bounded on three sides by residential development of varying tenures and designs and Cherry Orchard and a primary school bound the site to the west. The site has the benefit of planning permission 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

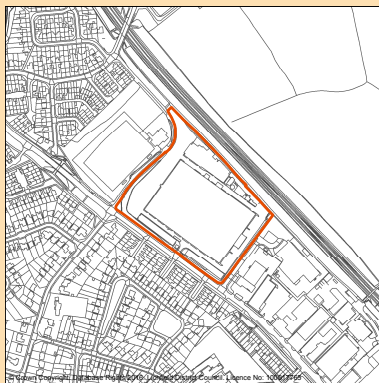
The site consists of a large area within the City Centre which includes commercial property, a bus station, 1960s office building and multi-storey car park. Adjacent to the site are a number of listed buildings including the District Council offices and Wade Street Church. The Lichfield Garrick Theatre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

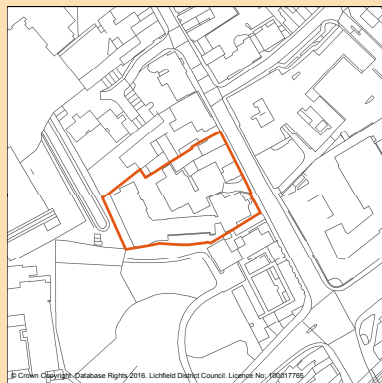
Key development considerations:

- 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
Approximate dwelling yield	40

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:

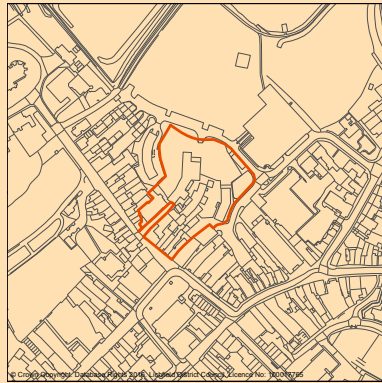
- Completion of appropriate investigation works to establish the extent of any ground contamination and whether mitigation measures are required.
- Design should consider setting of Lichfield Cathedral including historic views or skylines.
- Design and scale of development to be considered in the context 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 ²)	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.

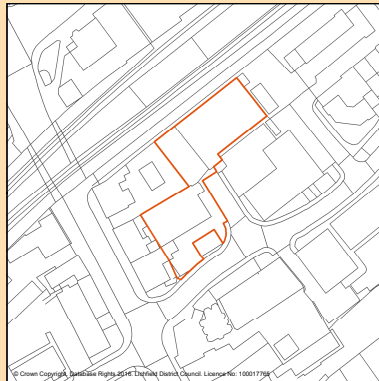
Key development considerations:

- 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.

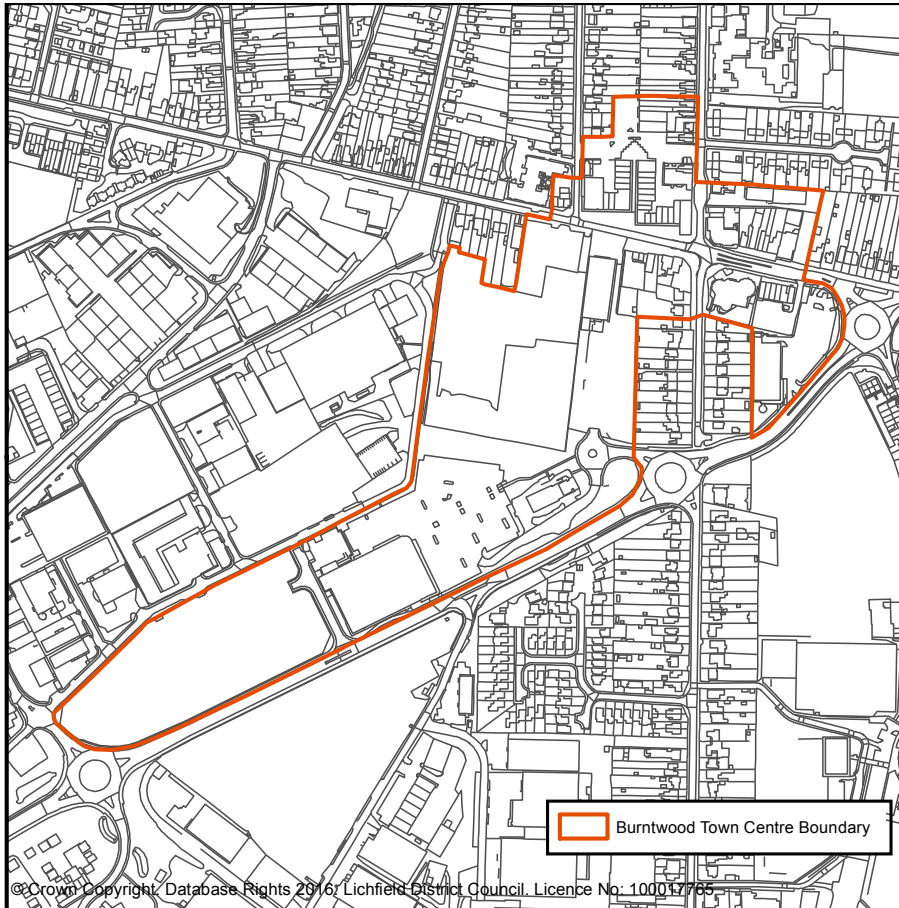
Policy Burntwood 3: Burntwood Economy

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)
Total (net)		375

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
Total			8

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^(vi).

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 31st 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.

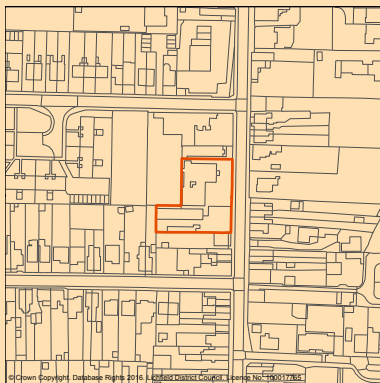
10.8 As is illustrated by table 4.1 sufficient allocations have been identified to meet the housing requirements for Burntwood. These allocations provide for approximately 383 dwellings (including a number of already committed sites) within and adjacent to Burntwood to ensure that the requirements as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

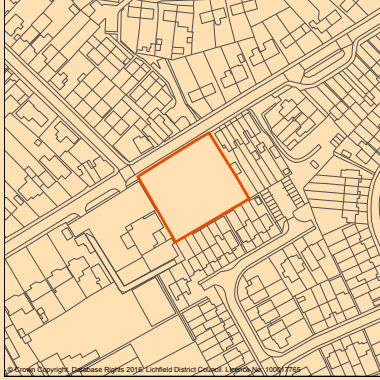
Key development considerations: N/A

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
Approximate dwelling yield	14

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.

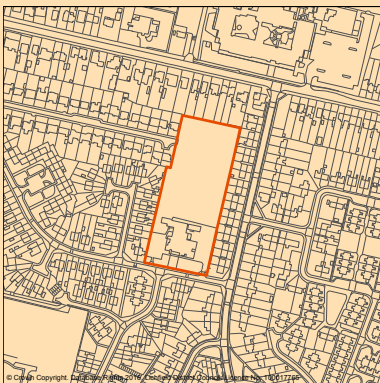
Key development considerations:

- 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
Approximate dwelling yield	32

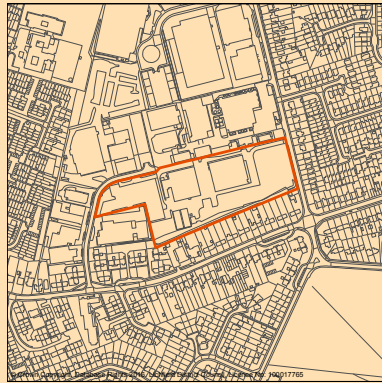
The site is located in a primarily residential area and currently consists of a single one and two storey building which has been used as a local social services office and a large grassed area. The site is bounded on all four sides by residential development.

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.

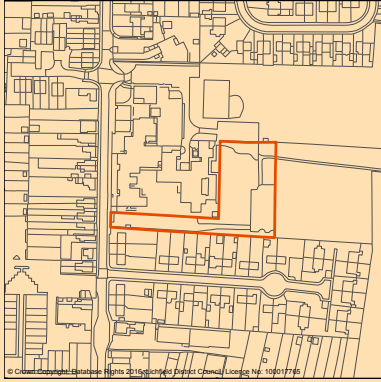
Key development considerations:

- 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
Approximate dwelling yield	12

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.

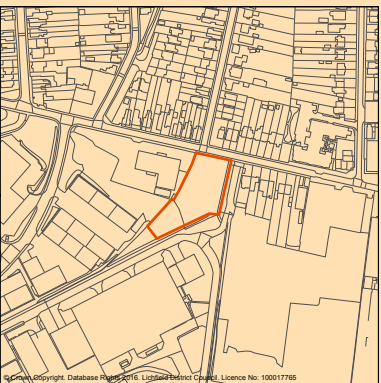
Key development considerations:

- 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
Approximate dwelling yield	17

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:

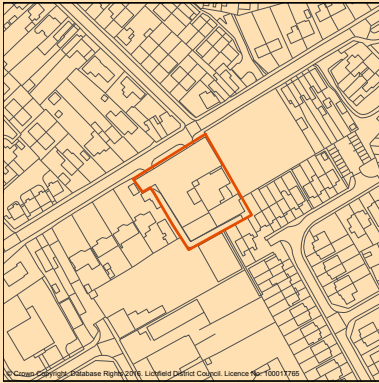
- Design of scheme to provide appropriate residential amenity, particularly given adjacent employment uses.
- Consideration of potential mitigation measures for noise and odour pollution from adjacent uses.

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.

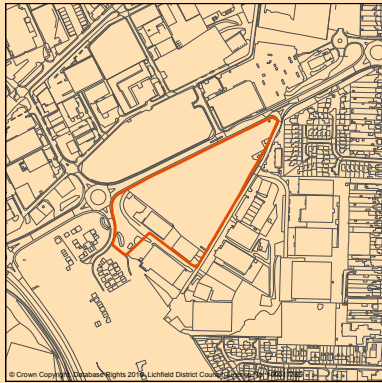
Key development considerations:

- 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.

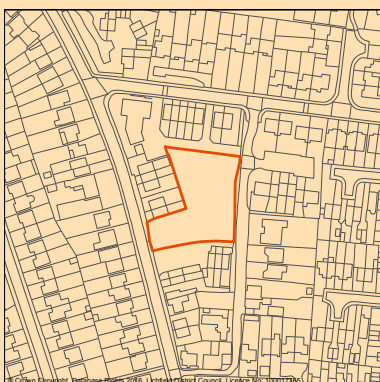
Key development considerations:

- 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



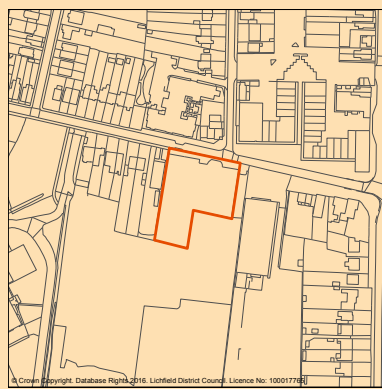
Site area (Ha)	0.2
Approximate dwelling yield	7

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
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Approximate dwelling yield	8
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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.

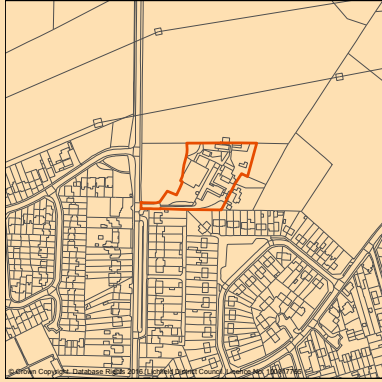
Key development considerations:

- 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
Approximate dwelling yield	8

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.

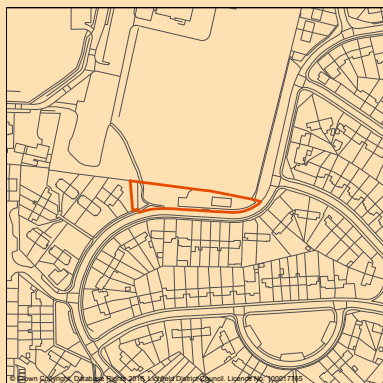
Key development considerations:

- 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



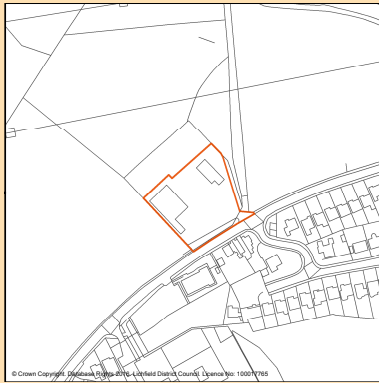
Site area (Ha)	0.2
Approximate dwelling yield	7 (1 net)

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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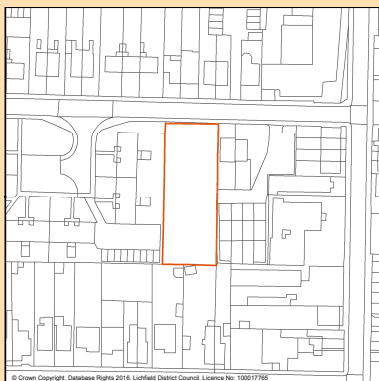
The site is located to the north of Burntwood and consists is made up of a concrete manufacturing premises. The SHLAA 2016 noted that the site has benefit of planning permission for 7 dwellings.

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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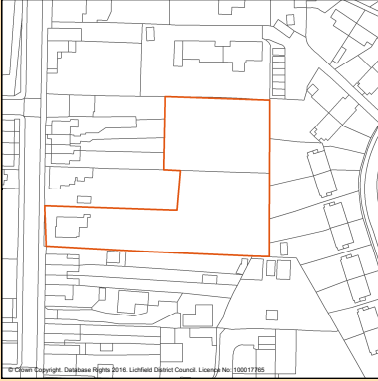
The site is an area of vacant land between existing residential properties on Hill Street and commercial properties which front onto High Street.

Key development considerations: N/A

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

B21: High Street, 114

Allocated through Policy B1

<p>B21 (Burntwood 21)</p>  <p><small>© Crown Copyright. Database Right 2016. Lichfield District Council. Licence No. 100017285</small></p>	<p>Site area (Ha)</p>	<p>0.33</p>
	<p>Approximate dwelling yield</p>	<p>9 (Net 8)</p>
<p>The SHLAA 2017 noted the site has benefit of planning permission for 9 dwellings which had been implemented and was under construction.</p>		

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
Total		1165

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
Approximate dwelling yield	1000

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.

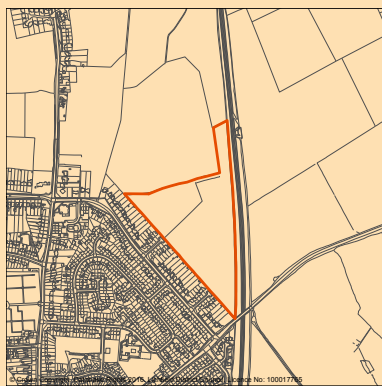
Key development considerations:

- 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
Approximate dwelling yield	165

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
Total		Minimum of 800

Explanation

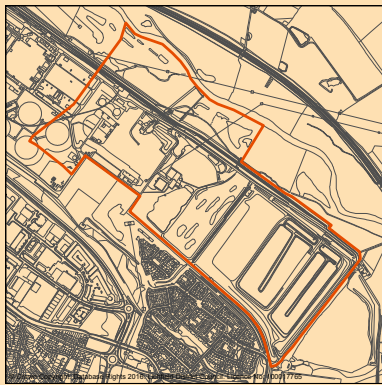
12.2 The Rugeley Power Station site (Site R1) is located directly adjacent to the East of Rugeley Strategic Development Allocation and represents an opportunity for a sustainable and well designed mixed use development which is integrated into the existing SDA. Evidence has suggested that a range of 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
Approximate dwelling yield	Minimum of 800
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
Total (net)		80

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 31st 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.

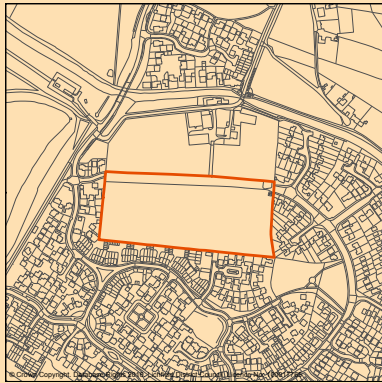
13.3 The village settlement boundary for Fradley will be amended, as illustrated on the policies maps, to accommodate the residential allocations made through the Local Plan. With regards to the employment allocations made through Policy EMP1 the boundaries of the existing employment areas, as illustrated 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
Approximate dwelling yield	80

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:

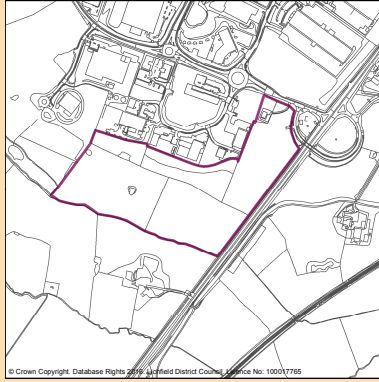
- Connectivity to the canal to the north of the site and adjacent residential areas.
- Access to site to utilise existing highway network.
- Amenity of adjacent residential areas taken account of in design or proposals.
- Potential ecological impacts should be considered due to the greenfield nature 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.

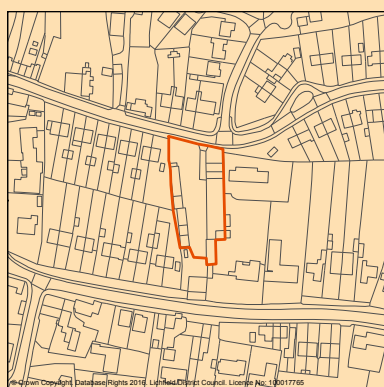
13.6 The village settlement boundary for Alrewas will be amended, as illustrated on the policies maps, to accommodate the residential allocations made in the Local Plan.

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



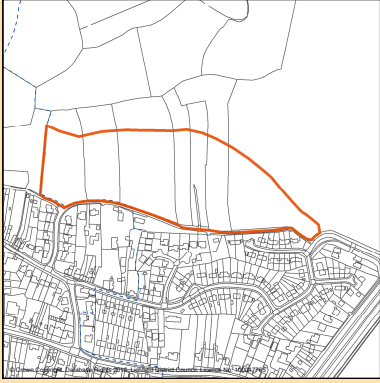
Site area (Ha)	0.2
Approximate dwelling yield	6 (4 net)

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

A2 (Alrewas 2) 	Site area (Ha)	6.1
	Approximate dwelling yield	121

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.

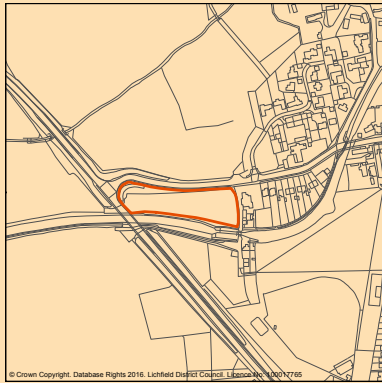
Key development considerations:

- 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
Approximate dwelling yield	8

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.

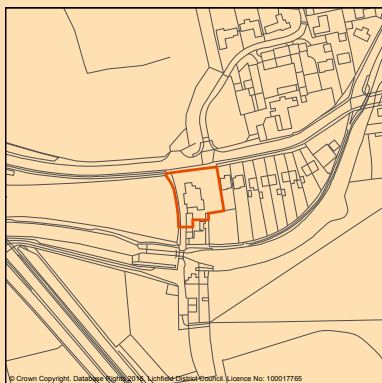
Key development considerations:

- 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
Approximate dwelling yield	6

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:

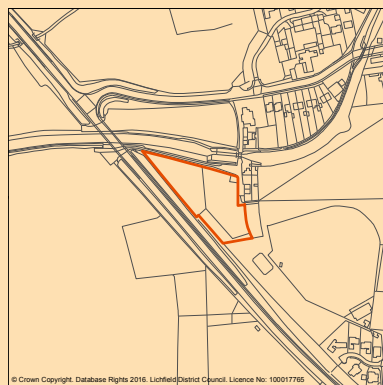
- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets.
- Any scheme should seek to preserve the former public house (which is locally listed) building as part of the design.

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.

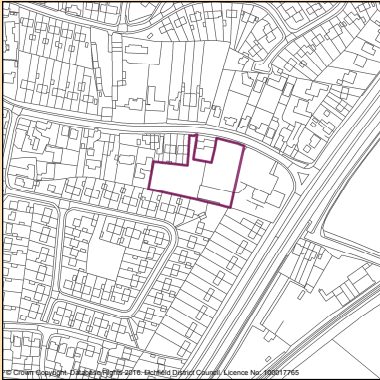
Key development considerations:

- 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
	Employment uses	B1/B2/B8
	<p>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.</p>	

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)
Total (net)		199

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

Explanation

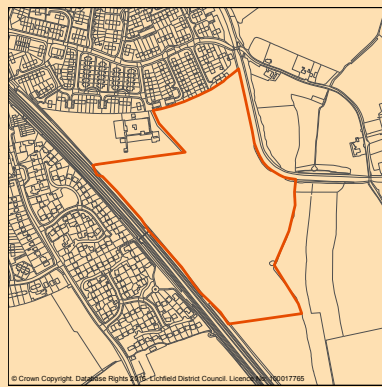
13.8 Policy Arm4: Armitage with Handsacre Housing provides the strategic requirements for the village to accommodate a range of between 120 and 220 dwellings, with the numbers and locations of which to be determined in this Local Plan Allocations document. Since 2008 there have been 84 (gross) residential completions within Armitage with Handsacre (to 31st 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 Tupperhurst 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 Tupperhurst 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
Total (net)		107

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.

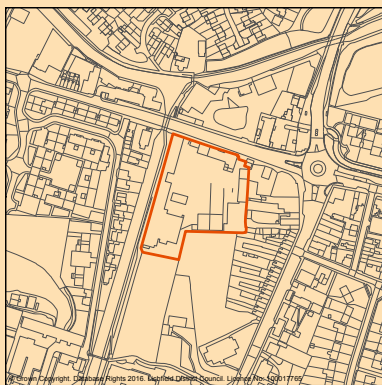
13.11 A Strategic Green Belt Review, a more detailed second stage Green Belt review and supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Fazeley and assesses these in terms of the purposes of the Green Belt as identified 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:

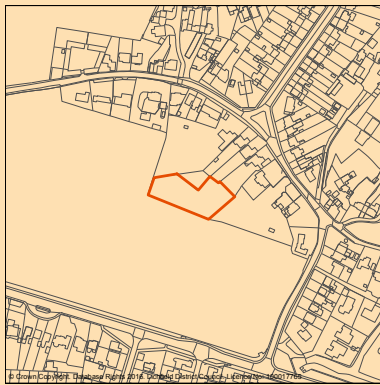
- Design and scale of development to be considered in the context of the site's location within and adjacent to the conservation area and proximity to heritage assets, including the mill itself.
- Redevelopment of site should secure building which is vacant and listed as at risk.
- Design of any scheme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

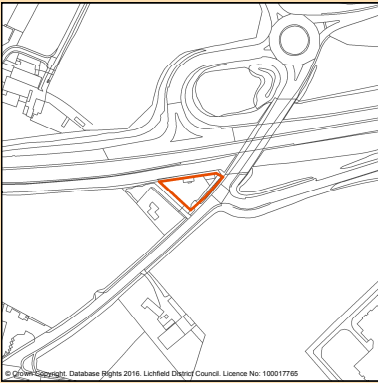
The following site as shown on the adopted local plan policies map, are allocated for Gypsy & Traveller pitch provision within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the 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
Total		1

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.	
<p>Key development considerations:</p> <ul style="list-style-type: none"> • 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
Total (net)		50

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 13th 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.

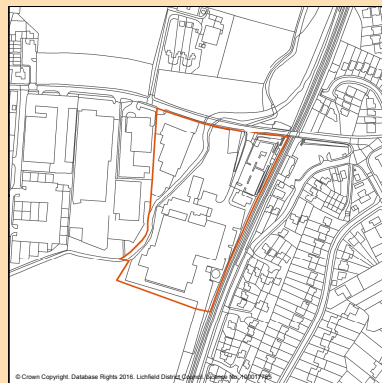
13.15 A Strategic Green Belt Review, a more detailed second stage Green Belt review and supplementary report form part of the evidence base to the Local Plan. This second stage review considers a number of parcels adjacent to Shenstone and assesses these in terms of the purposes of the Green Belt as 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 1000m² 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
Total (net)		18

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 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

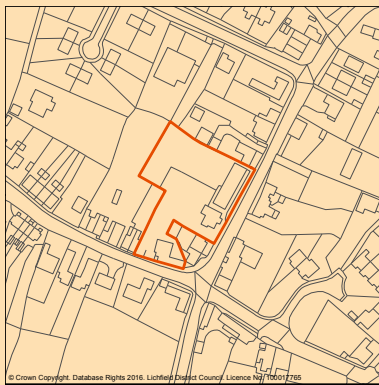
several local purposes of the Green Belt. The Housing Supply Update produced in 2017 demonstrated that there was sufficient housing supply to meet the District's overall housing requirement without the need to remove sites from the Green Belt.

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.

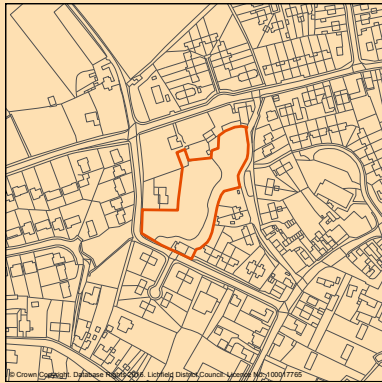
Key development considerations:

- 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)
Total (net)		947

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

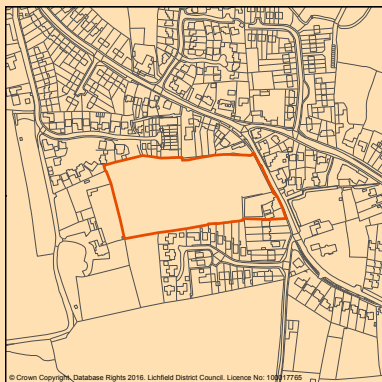
14.2 The Urban Capacity Assessment (UCA) concluded that through the completions within the other rural areas since the start of the plan period and committed supply there are sufficient sites to meet the requirements of the Local Plan Strategy. Where those sites are capable of delivering five or more 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
Approximate dwelling yield	51

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:

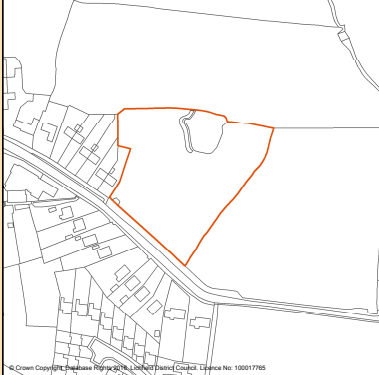
- Potential ecological impacts should be considered due to the greenfield nature of the site.
- Design and scale of development to be considered in the context of the site's location within proximity to heritage assets.
- Tree preservation orders adjacent to the site boundary will need to be considered 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

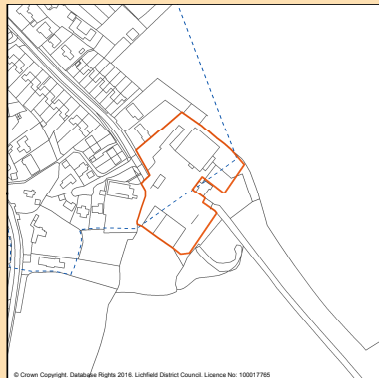
HR2 (Hill Ridware 2) 	Site area (Ha)	1.1
	Approximate dwelling yield	33
The site is currently an agricultural field located to the east of the village and is bounded by residential development on two sides. Within the site is an area of protected trees.		

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

H1 (Harlaston 1) 	Site area (Ha)	1.88
	Approximate dwelling yield	24
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.		

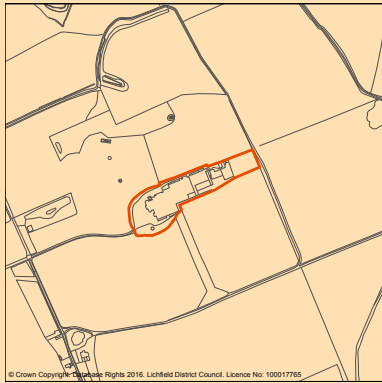
Key development considerations:

- 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.

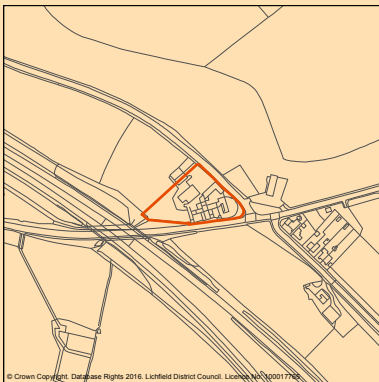
Key development considerations:

- 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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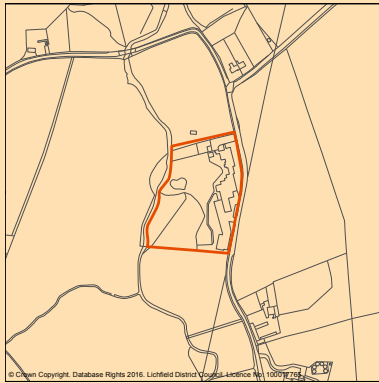
Approximate dwelling yield	7
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The site consists of a range of agricultural buildings and is located within the open countryside. The SHLAA 2016 notes that the site was under construction.

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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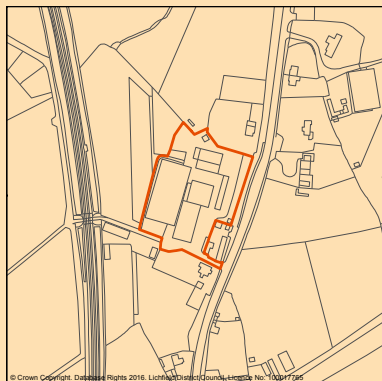
The site currently provides residential care for people suffering with dementia. Planning permission was granted in 2015 for the construction of 26 apartments. The site is located within the open countryside to the south of Shenstone.

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

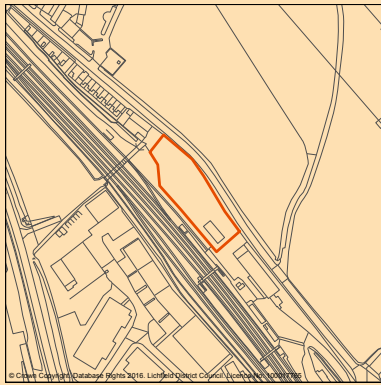
Key development considerations:

- 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
Approximate dwelling yield	14
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.

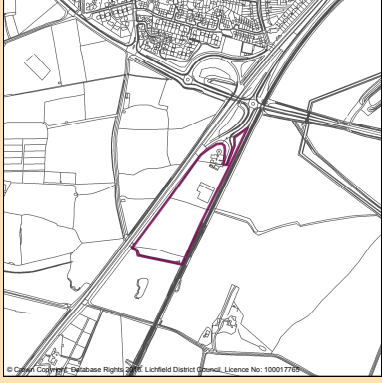
Site OR6 (Other Rural 6): Land east of A38

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
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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:

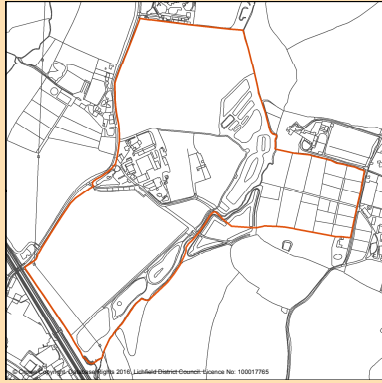
- Site is within HSE consultation zone.

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>OR8 (other Rural 8)</p>  <p><small>© Crown Copyright. Database Rights 2016. Lichfield District Council. Licence No: 100077766</small></p>	Site area (Ha)	0.7
	Approximate dwelling yield	22 (Net 12)
	<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 Polict 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

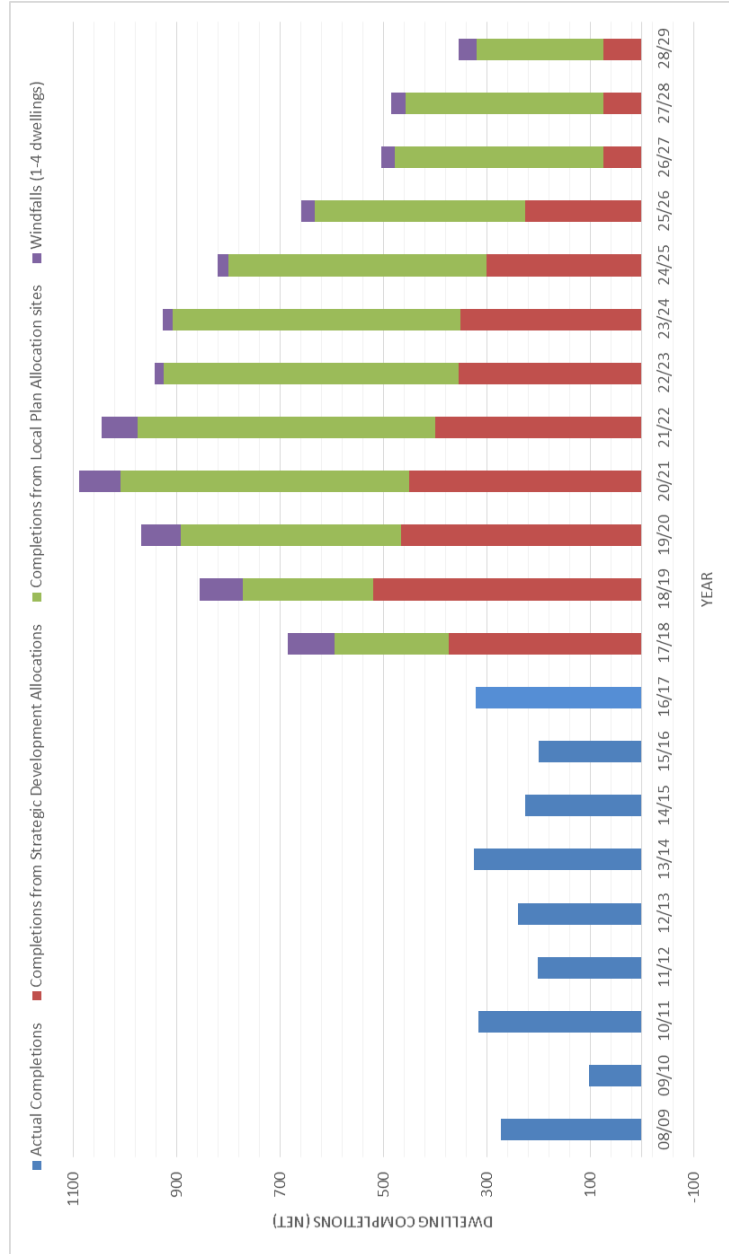
Paragraph, Policy, Table in Local Plan Allocations	Item changed within Local Plan Strategy	Description of Change
Table 4.1 Housing Distribution & Delivery	Table 8.1 Housing Distribution & Delivery (excluding windfall allowance) and Table 4.1 Proposed Settlement Hierarchy (Residential column)	Replacement 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

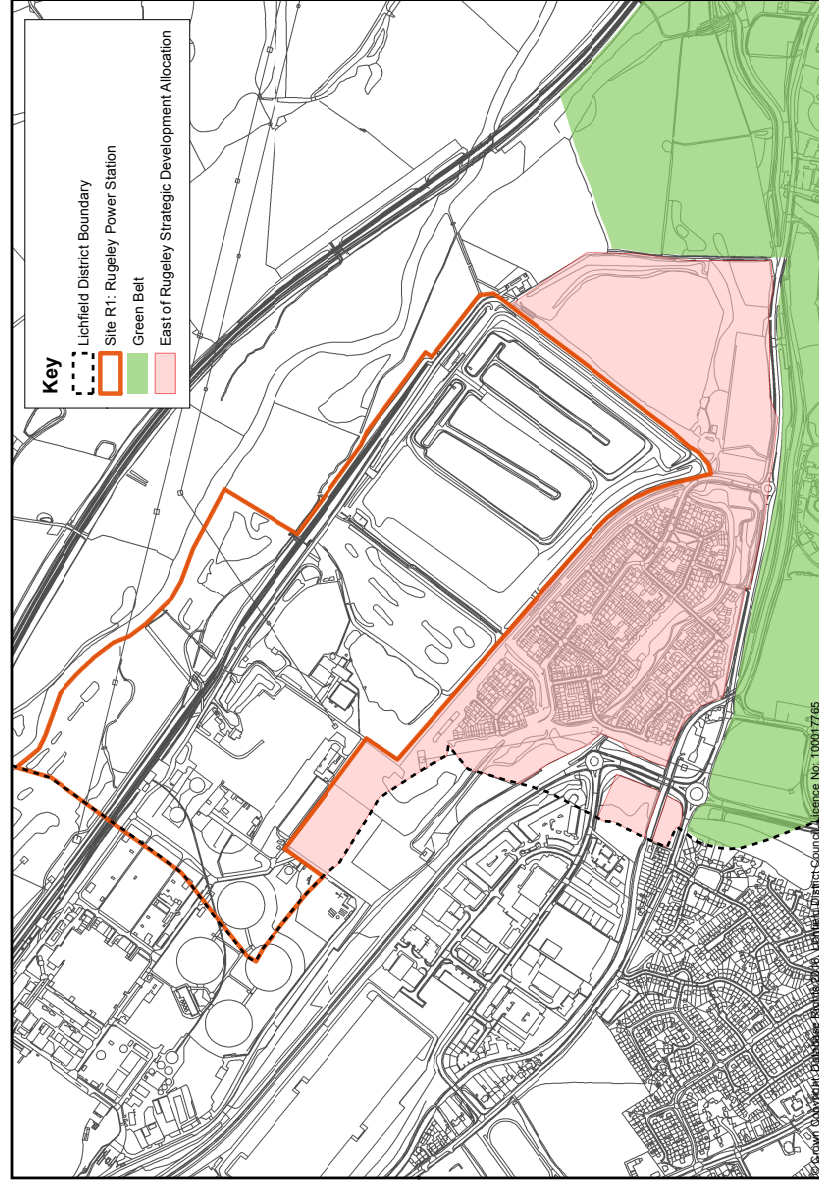
Appendix D Housing Trajectory



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



Appendix E Rugeley Power Station Concept Statement

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^(vii).
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"> 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 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.
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	AMR	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	AA	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	AONB	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	BAP	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	BFL	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	BREEAM	A widely used environmental assessment method for all buildings setting the standard for best practice in sustainable design.
Central Rivers Initiative	CRI	A partnership approach to managing the River Trent and River Tame in the region between Tamworth and Burton upon Trent.

Community Infrastructure Levy	CIL	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	CCG	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	CHP	The use of waste heat from power generation to provide heating for a building or a neighbourhood.
Community Infrastructure Levy	CIL	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	ELAA	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	EIP	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’)		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: <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas; • prevent neighbouring towns from merging; • safeguard the countryside from encroachment; • preserve the setting and special character of historic towns; and • assist urban regeneration by encouraging the recycling of derelict and other urban land.
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	HRA	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	HECA	An area of defined character in the landscape, such as medieval field patterns.
Historic Environment Record	HER	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	HA	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	IMD	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	ITC	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	IDP	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	LDC	The local authority responsible for matters including planning, environmental health, waste collection, housing, parks and open space.
Lichfield Transport and Development Strategy	LTaDS	A package of measures to deliver road and public transport improvements for Lichfield City.
Lichfield Sustainability Working Group	LSWG	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	LPA	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	LTP	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	NPPF	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	PPG	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	PDL	Land which is currently or has in the past been occupied by a permanent structure and associated infrastructure.
Primary Care Trust	PCT	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	RSS	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	SDA	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	SFRA	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	SHLAA	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	SHMA	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	SPD	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	SA	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	SCS	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	SuDS	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-personal profit organisations. The term is taken in reference to the private and public sectors.

Traffic Impact Assessment	TIA	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	WFD	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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